



FORMER ORIGINAL FACTORY SHOP, BRIDGE ROAD, DOWNHAM MARKET

PE38 0AE

Retail Premises

- Class E Unit
- Prominent Location
- Generous Communal Parking

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£75,000 P.A.X. | 956.80 sqm (10,298 sqft)

King's Lynn

Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ

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LOCATION

The property is situated on Bridge Road, adjacent to Sue Ryder, forming part of the main route between Downham Market and Wisbech. It benefits from easy access to the Downham Market bypass, which links directly to the A10.

Downham Market is a traditional Norfolk market town located in the west of the county on the A10, approximately 10 miles south of King's Lynn and 35 miles north of Cambridge. The town has a population of around 10,000 and serves a wider rural catchment, including numerous surrounding villages. It has seen significant residential growth in recent years, with further expansion planned.

The town offers a strong range of public amenities, including infant, middle and high schools, healthcare facilities, a swimming pool, library and other services. Downham Market also benefits from a main line railway station on the King's Lynn to London route, with journey times to London King's Cross of approximately 1 hour 20 minutes.

DESCRIPTION

The property comprises a former Original Factory Shop which is of steel portal frame construction, with an ancillary brick-built store and office accommodation. There is generous communal parking located to both the front and rear of the building.

The retail sales area is open-plan and arranged in an 'L' shape, featuring a suspended ceiling with LED lighting throughout. The floor is tiled, and the space benefits from a large gas-fired heating system. The unit also provides a glazed frontage with sliding doors, facing Bridge Road, offering strong visibility.

ACCOMMODATION

The property has the following (approximate) gross internal floor area:

Description	Sqm	Sqft
Retail Area	798.52	8,595
Store & Offices	158.28	1,703
Overall GIA	956.80	10,298

SERVICES

We understand the property is connected to mains water, drainage, electricity and gas. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value 1 April 2026: £79,500

Current Rateable Value (1 April 2023 to present): £62,000

Current Rates Payable 25/26: £34,410

LEASE & RENTAL TERMS

The property is offered to let on an effective full repairing and insuring lease for a term to be agreed.

EPC

The property has an EPC rating of D.

VAT

The property is not subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

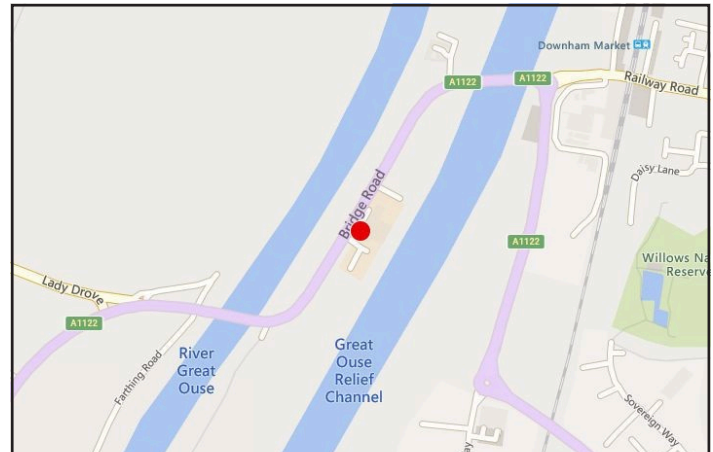
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Alex Brown / Alison Richardson

T: 01553 778068

E: Alex.Brown@brown-co.com / Alison.Richardson@brown-co.com



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