



34 - 36 Norfolk Street, King's Lynn
£8,000 Per Annum

BELTON DUFFEY



34 - 36 NORFOLK STREET, KING'S LYNN, NORFOLK, PE30 1AH

A commercial premises situated in a popular location close to rail and bus stations.

DESCRIPTION

A commercial premises situated in a popular location close to rail and bus stations. The property is suitable for a variety of uses (STPP) and briefly comprises shop with display window, kitchen/office and cloakroom.

SITUATION

* Approx. 4 min walk to rail/bus stations

* Near supermarket & town centre amenities

King's Lynn is a historic town situated on the River Great Ouse approximately 11 miles from the Norfolk Coast. It boasts a frequent, electric main line rail link to Ely,

Cambridge & London Kings Cross.

Highlights include two Market Places, Minster, Old Town, popular Quay area with waterside eateries, swimming pool & Alive Leisure Centre. The town centre has a

pedestrianised shopping area with a lively combination of national retailers, specialist shops & traditional family businesses.

In the vicinity are local shops, supermarkets, primary, secondary schools & University Centre West Anglia, sports & gym facilities, a regular bus service to the town

centre, access to the Queen Elizabeth Hospital & the various industrial estates.



TERMS

RENT: 3 months in advance

DEPOSIT: Equivalent of 3 months rent.

Each party to pay their own legal costs incurred in the transaction.

PLEASE NOTE: The landlord will invoice the tenant for their Electricity and Water usage via a sub meter.

SHOP

6.53m x 4.90m maximum (21' 5" x 16' 1") narrowing to 3.16m Door to outside, cupboard housing the electric, consumer unit being installed in January 2024.

LARGE WINDOW DISPLAY

3.84m maximum x 1.12m (12' 7" x 3' 8") 3 LED strip lights.

STAFF ROOM/OFFICE AREA

4.61m maximum x 2.65m maximum (15' 1" x 8' 8") cloakroom, worktop with sink unit and chrome mixer tap, double and single cupboard under, mains smoke alarm, LED strip light.

CLOAKROOM

1.75m x 1.11m (5' 9" x 3' 8") Low level WC, wash hand basin with wall heater, door to outside.

DIRECTIONS

From the Agent's offices proceed out of Blackfriars Street, turning left into Railway Road. Continue along in the left hand lane and at the traffic lights turn left into Norfolk Street and the property will be seen on the left hand side.

OTHER INFORMATION

Rateable Value - TBC.

It is recommended that interested parties check direct with the Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX as small business rates may apply.

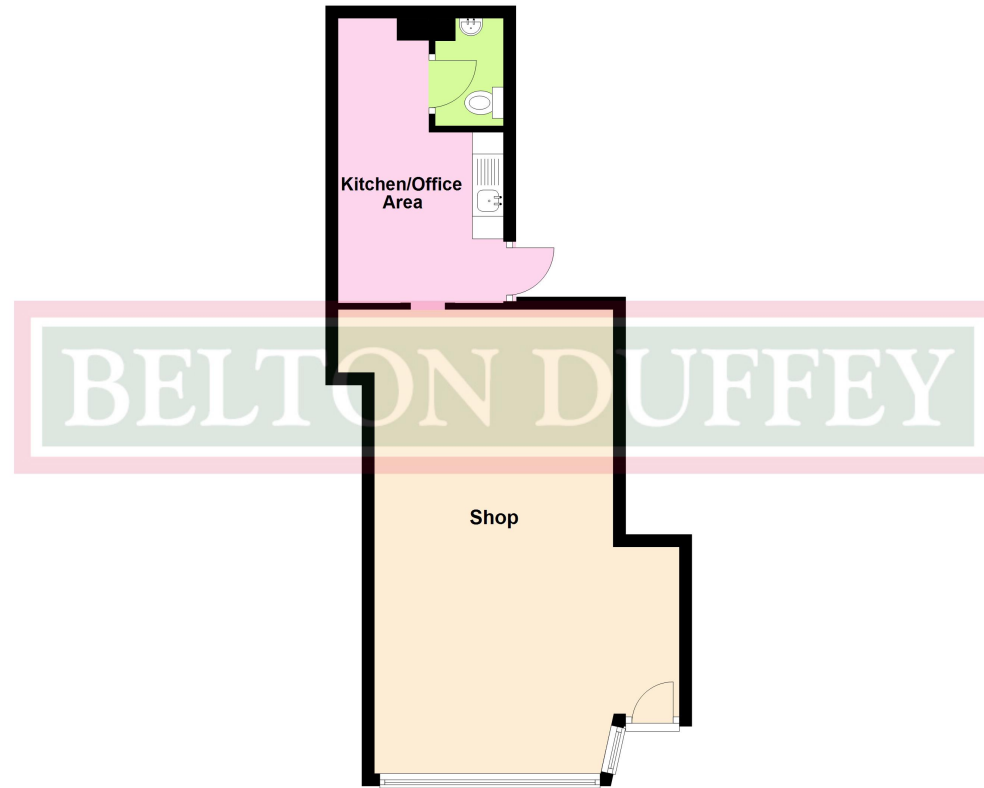
EPC - TBC.

VIEWING

Strictly by appointment with the agent.

Ground Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 44.5 sq. metres (478.7 sq. feet)

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

