



Yard B, The Old Station Yard, East Winch
£5,000 Per Annum





YARD B, THE OLD STATION YARD, GAYTON ROAD, EAST WINCH, NORFOLK, PE32 1LQ

A secure storage yard of approximately 2500 sq ft. with 20ft container suitable for a variety of uses (STPP).

DESCRIPTION

A secure storage yard of approximately 2500 sq ft. with 20ft container suitable for a variety of uses, subject to any necessary consents.

The yard is enclosed by green steel fencing and has a concrete base of approximately 12m x 12m with a hard standing area to the rear which accommodates a container of approximately 20 ft which is included in the rental.

PLEASE NOTE: The landlord can provide more storage containers at a additional monthly cost. YARD A is also available, being a similar size. The landlord is in the process of creating 2 slightly smaller yards.

SITUATION

East Winch is a rural village some 7 miles or so from King's Lynn being almost equidistant to Swaffham. Both towns have a good selection of shops, schools and leisure activities. In addition, Downham Market is also easily accessible. The area is gently undulating and well wooded, thus making it ideal for riding and walking.

YARD B

19.4m x 11.95m (63' 8" x 39' 2") Approx. 2500 sq.ft. with a 20ft CONTAINER.

TERMS

A new lease for a minimum of 1 year. The landlord will provide the lease and the tenant will pay their own legal costs.

RENT - Payable 3 monthly in advance. (PLEASE NOTE THAT THE RENT IS PLUS VAT).

DEPOSIT - Equivalent of 1 month's rent.

A credit check will be undertaken by the agent.



DIRECTIONS

From King's Lynn proceed eastwards on the A47 towards Swaffham; after approximately 4 miles passing through Middleton and on to East Winch. Continue into the village of East Winch and take the first left hand turning into Gayton Road, continue along and Old Station Road is found on the right hand side after the RSPCA.

OTHER INFORMATION

It is recommended that all interested [parties should check with the Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX as small business rates may be available.

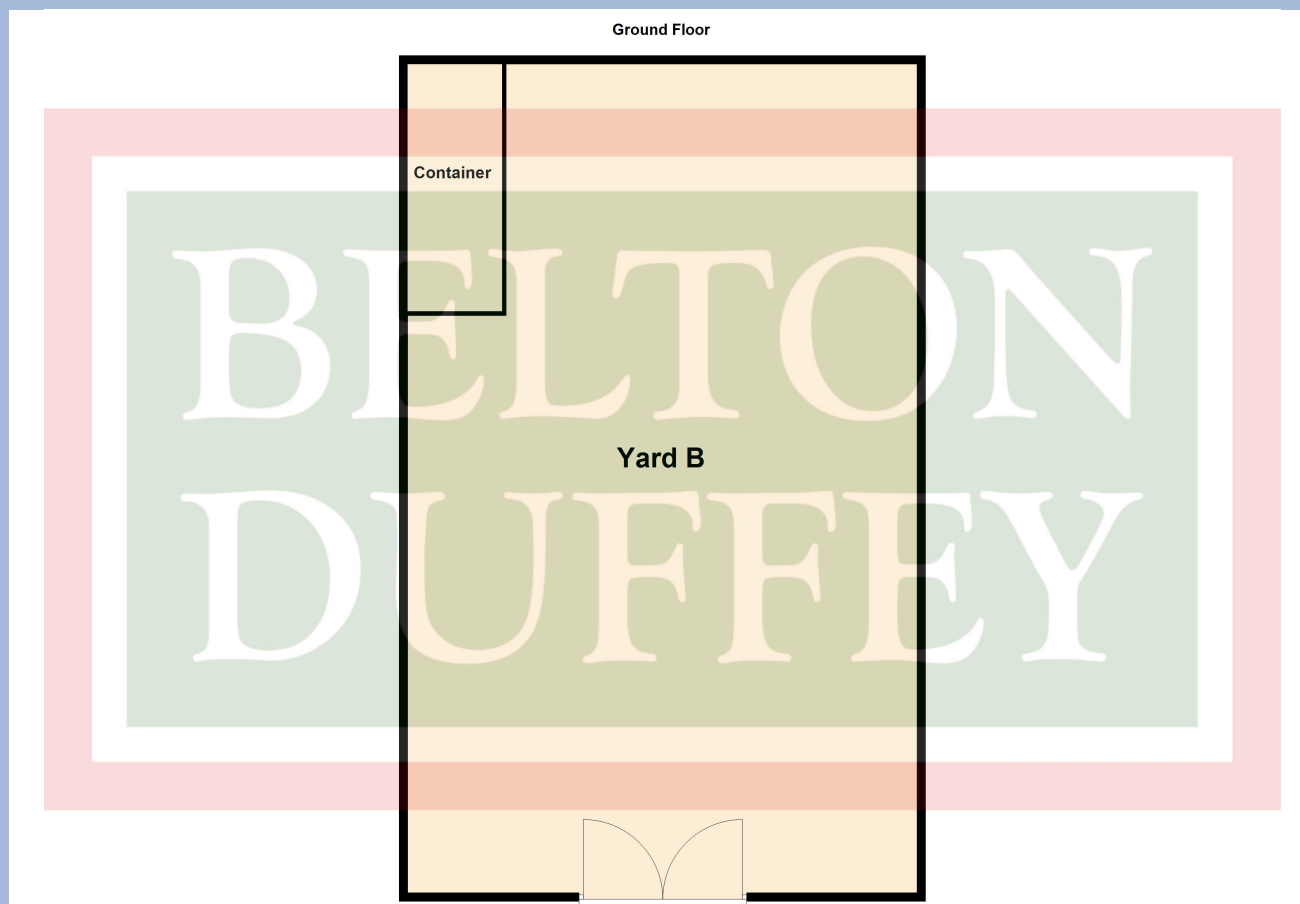
EPC - N/A

No electricity or drainage.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

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www.beltonduffey.com

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