



First Floor Office, 14 Tuesday Market Place, King's Lynn
£4,800 PER Annum



A first floor town centre office situated in a distinctive Grade II listed building, overlooking the historic Tuesday Market Place.



DESCRIPTION

A first floor town centre office situated in a distinctive Grade II listed building, overlooking the historic Tuesday Market Place.

The office has a superb position, with a south facing airy view onto the historic Tuesday Market Place and is within a 5 minute walk to the bus station and railway station with its links to Cambridge (41 miles) and London (96 miles) Liverpool Street.

The office, which could be used for a number of professions has a store, sash windows, ceiling cornice, dado rail, wood panelling, timber flooring, high ceiling and radiators. The office has use of facilities and parking is available by separate negotiation.

SITUATION

Situated on the Tuesday Market Place, it has the dual advantages of being within walking distance of the High Street and also the river front which has undergone extensive improvements within the last few years. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc.

COMMUNAL ENTRANCE

With post boxes and radiator. Door leading into the communal entrance Hall.

COMMUNAL ENTRANCE HALL

With flagstone flooring and staircase leading to the first floor, giving access to the office.

OFFICE

5.91m x 3.72m (19' 5" x 12' 2") With two windows overlooking the Tuesday Market place, 2 radiators, timber flooring, high ceilings, ceiling cornice, dado rail, wood panelling and door into a store.

STORE

1.83m x 1.08m (6' x 3' 7") With timber flooring, shelving, light and timber panelled walls.

DIRECTIONS

From the Agent's offices on foot proceed along Blackfriars Street and onto New Conduit Street. Turn right into High Street, continue along into the Tuesday Market Place and the office will be found at the north side of the market place.





OTHER INFORMATION

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 Tel 01553 616200 as business rates will vary per office space.

Gas central heating.

EPC RATING - N/A.

SERVICE CHARGE

£100 p.c.m. to cover water, electricity, heating, buildings insurance, cleaning of communal areas and exterior maintenance.

VIEWING

Strictly by appointment with the agent.

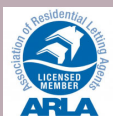


BELTON DUFFEY

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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



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