



**Bishops Lynn House, King's Lynn**  
**£3,300 per calendar month**

**BELTON DUFFEY**



## **BISHOPS LYNN HOUSE, TUESDAY MARKET PLACE, KING'S LYNN, NORFOLK, PE30 1JW**

A Grade II Listed 3-storey building providing substantial office accommodation of approx. 4370 sq.ft. or 6487 sq.ft. on the historic Tuesday Market Place.

### **DESCRIPTION**

A Grade II Listed 3-storey building providing substantial office accommodation of approx. 4370 sq.ft. or 6487 sq.ft. on the historic Tuesday Market Place.

The property is situated on the Historic Tuesday Market Place and 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 accommodation is arranged over 3 floors with various offices, office suites, kitchen area and toilets.

### **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.



## **RENTAL TERMS**

4370 sq.ft - £3,300 pcm

6487 sq.ft. - £4,400 pcm

RENT: 3 months rent payable in advance.

DEPOSIT: Equivalent of 3 months rent.

PLEASE NOTE: All rents and service charges are plus VAT.

## **LEGAL COSTS**

The ingoing tenant will be expected to bear the landlord's legal costs incurred in the preparation of the lease.

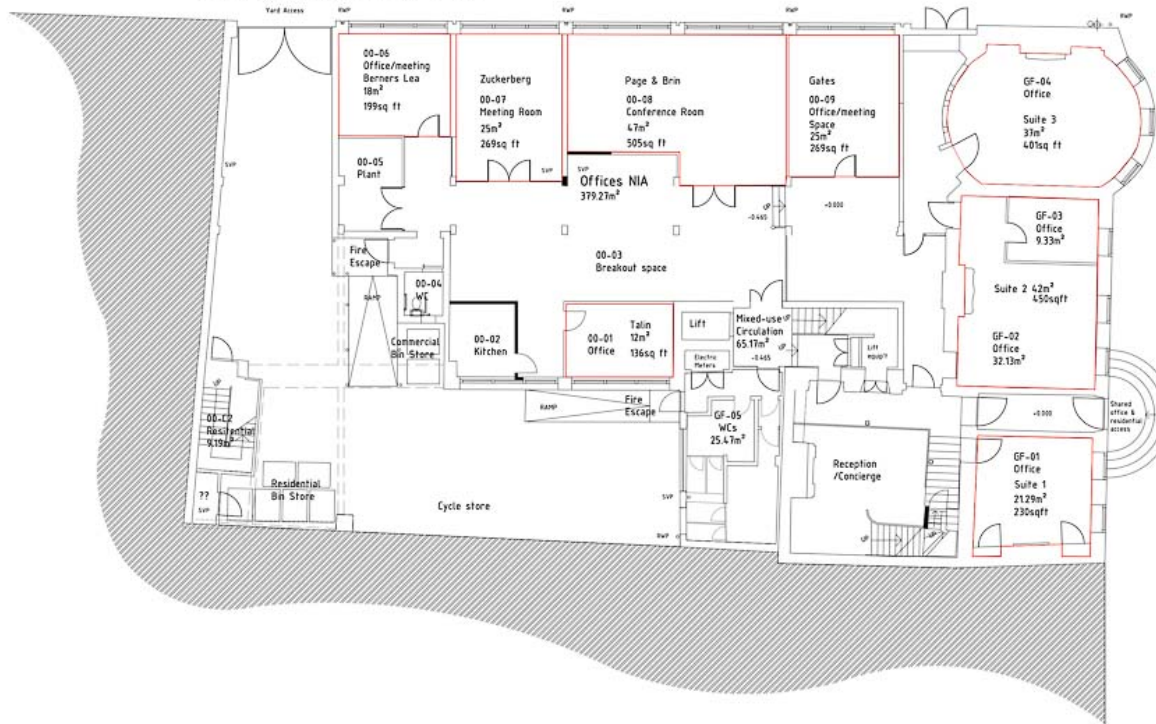
## **TERMS**

The accommodation is offered to let on new leases for a term of years.

## **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 property will be found at the north west side of the market place.

### Existing Ground Floor Plan



DO NOT SCALE

**NOTES:**

**Note:**  
Areas area taken from the CAD file and measured on site

Rev	Date	Details Of Issue	Index

Status

### Areas



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Client: **GAIN SPVKL LTD**

Project: **Bishops Lynn House, King's Lynn PE30 1JW**

Title: **Existing Ground Floor Area**

Drawn: **SL** Date: **Jan 2020** Scale (at A1): **1:100**

Drawn No: **3060-Area0** Revision No: **-**



## OTHER INFORMATION

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX.

Business Rates - T.B.C.

EPC RATING - D.

SERVICE CHARGE

TBC to cover water, buildings insurance 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](http://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.

