



LET St Ann's House (Room 12) -, King's Lynn
£295 per calendar month

BELTON DUFFEY



LET ST ANN'S HOUSE (ROOM 12) -, KING'S LYNN, NORFOLK, PE30 1LT

LOOKING TO START YOUR OWN BUSINESS? Incentives available for start-up businesses, adaptable size accommodation in a central location.

DESCRIPTION

LOOKING TO START YOUR OWN BUSINESS? Incentives available for start-up businesses, adaptable size accommodation in a central location.

St Ann's House is a Grade II Listed 3-storey building providing office accommodation with a choice of singular offices and suites. The offices share a secure communal entrance hall and off road parking is available by separate negotiation. The property has undergone major restoration works to the facade and its approach. The office is on the first floor with Church views, period features and has gas radiator central heating.

The property is situated within a 2-3 minute walk of the Tuesday Market Place/High Street 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.

Parking Spaces are £35 per space, per month.

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

SITUATION

St Ann's Street is situated in the historic part of King's Lynn in the shadow of St Nicholas Chapel. 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.

ROOM 12

5.79m x 5.18m (19' x 17') £3300.00 per year (£275 per month) plus VAT and service charge (£180 per month) plus VAT - inclusive of all light and heat, insurance, maintenance, water charges and cleaning of the common areas.

Radiator, 2 windows to front, panelling, fireplace with Church views.

TERMS

To be let on new leases or by licence. For more information please contact the agent.





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, turning right at Ward Gethin Solicitors. Continue along, turning left into St Ann's Street and the property will be seen on the left hand side behind a brick wall with wrought iron railings.

OTHER INFORMATION

EPC RATING - 136 Band F

SERVICE CHARGES

(£5.00 per sq. ft.) to cover the cleaning, security, heating, insurance, electricity etc of the offices, common areas and exterior maintenance.

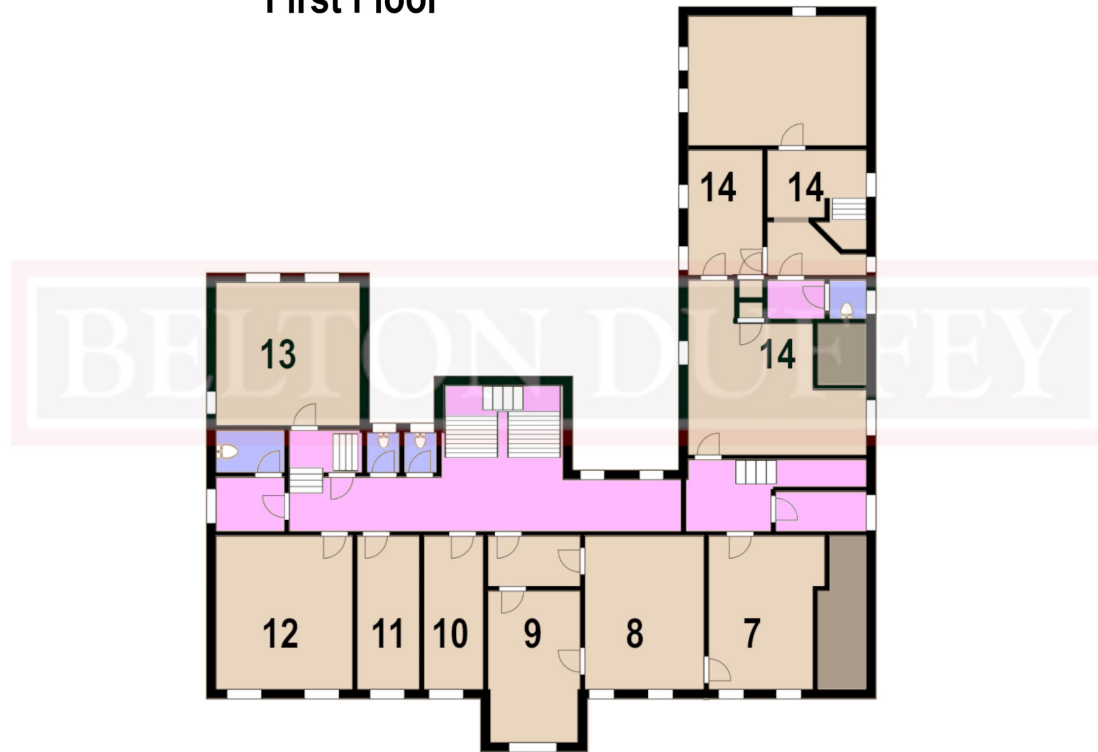
PLEASE NOTE: All rents and service charges are plus VAT.

VIEWING

Strictly by appointment with the agent.



First Floor



BELTON DUFFEY

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

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.