



17 St James Street, King's Lynn
£11,000 Per Annum

BELTON DUFFEY



17 ST JAMES STREET, KING'S LYNN, NORFOLK, PE30 5DA

A Grade II listed commercial premises with rear yard and parking, situated close to the town centre and near to the Saturday Market Place.

DESCRIPTION

A Grade II listed commercial premises with rear covered yard and parking, situated close to the town centre and near to the Saturday Market Place.

The period property briefly comprises shop area with toilet and rear lobby.

Outside the property has a rear covered yard with parking.

The property is situated in a Conservation area.



SITUATION

St James Street situated just off the centre of Kings Lynn. It has the dual advantages of being within walking distance of the High Street and the river front which has undergone extensive improvements within the last few years. Kings 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 his part of Kings Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc. There is a main line railway connection to London Kings Cross.

SHOP

13.48m narrowing to 8.94m x 4.97m narrowing to 2.33m (44' 3" x 16' 4") 2 windows and door to front, ample sockets and lighting.

REAR LOBBY

Door to covered yard.

CLAOKROOM

To be fitted with a low level WC and wash hand basin.

COVERED YARD

Parking for 2 cars and double gates to outside.





RENT

Rent per annum £11,000.

3 months rent payable in advance.

Deposit - Equivalent of 3 months rent.

TERMS

The property is to be let on a Full Repairing and Insuring Lease for a term to be agreed.

LEGAL COSTS

The tenant to pay the landlord's reasonable legal costs in respect of this transaction

DIRECTIONS

From the Agent's offices on foot proceed out of the office turning left along Blackfriars Street. Take the first left turning into Tower Street. Continue along, over the pedestrian crossing, towards the end of Tower Street, turn right into St James Street and the property will be seen on the right hand side.

OTHER INFORMATION

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

CURRENT RATEABLE VALUE - £5100 from April 2023 to present.

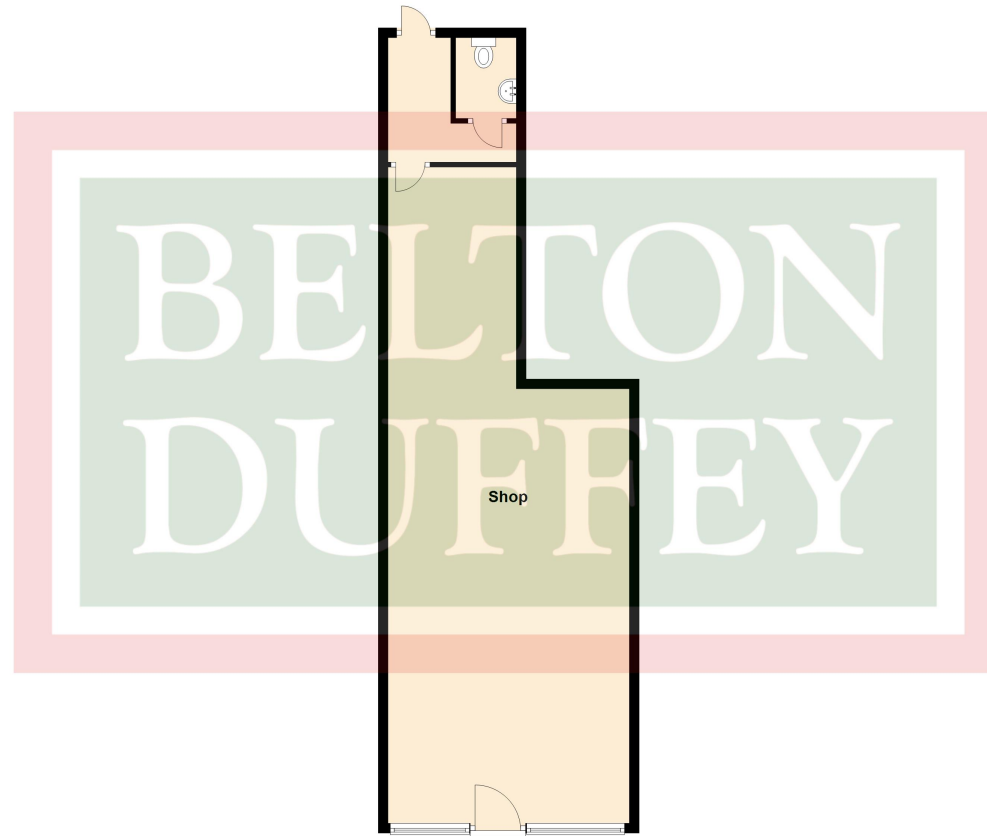
EPC - C

VIEWING

Strictly by appointment with the agent.



Ground 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.

