



50 Loke Road, King's Lynn
£1,200 per calendar month

BELTON DUFFEY



50 LOKE ROAD, KING'S LYNN, NORFOLK, PE30 2AB

A commercial premises, comprising a fully fitted hair salon with kitchen and WC having 2 bedrooms and bathroom above and rear courtyard.

DESCRIPTION

A commercial premises, comprising a hair salon with kitchen and WC having 2 bedrooms and bathroom above and rear courtyard, in a popular & convenient location.

SITUATION

Loke Road is a residential area having other commercial premises in the vicinity and being close to the town centre with its regular bus service, local shops, primary and secondary schools. There is good access to the Queen Elizabeth Hospital, as well as the various industrial estates. The railway station and town library are within walking distance.

SALON

4.60m x 7.22m (15' 1" x 23' 8") UPVC front entrance door with matching side panels, 3 radiators, panelled walls, 3 hair wash stations, 3 cutting stations, double glazed window to rear, door leading to upstairs, tiled floor, storage cupboard, ceiling spotlights, 2 ceiling fans/lights and door into kitchen.

KITCHEN

2.04m x 2.35m (6' 8" x 7' 9") Fitted worktop with stainless steel sink unit with cupboards and drawers under, matching wall cupboards, space for washing machine and fridge freezer, window to side, radiator, tiled floor and door into the rear lobby.

REAR LOBBY

Radiator, tiled floor and door into the cloakroom and UPVC double glazed door to rear courtyard.

CLOAKROOM

1.22m x 1.04m (4' 0" x 3' 5") Low level WC, wash hand basin, radiator, double glazed window to rear and tiled floor.

FIRST FLOOR LANDING

Storage cupboard and doors into bedrooms and bathroom.

BEDROOM 1

4.63m x 3.16m (15' 1" x 10' 4") 2 double glazed windows to front and radiator.

BEDROOM 2

3.64m x 3.10m (11' 11" x 10' 2") Double glazed window to rear and radiator.





BATHROOM

2.53m x 2.07m (8' 4" x 6' 9") Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, Worcester gas fired boiler, radiator, window to rear and tiled wall areas.

OUTSIDE

There is a courtyard to the rear with gated access to side of the property.

LEGAL COST

Rent: 3 months in advance

Deposit: Equivalent of 3 months rent.

The ingoing tenant to pay 50% of the landlord's reasonable legal costs incurred in the preparation of the lease.

TERMS

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

DIRECTIONS

From King's Lynn proceed out of town along John Kennedy Road passing the ARC carwash on the left hand side. Proceed along at the traffic lights and take the right hand turning into Loke Road, continue along passing the parade of shops on the left and the property will be seen further down on the right hand side, designated by our 'To Let' sign.

OTHER INFORMATION

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

RATEABLE VALUE - TBC. It is recommended that interested parties check direct with the Borough Council of King's Lynn & West Norfolk as small business rates may apply.

EPC D.

Gas central heating.

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

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.

