



Unit C Lynn Road, Tottenhill Retail Park, Tottenhill
£16,500 Per Annum

BELTON DUFFEY

UNIT C LYNN ROAD, TOTTENHILL RETAIL PARK, TOTTENHILL, NORFOLK, PE33 0SR

A commercial unit of approx. 2376 sq. ft. suitable for a variety of uses (STPP), situated in prominent location on the A10 (Tottenham Retail Park).

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The property comprises entrance porch, main shop with changing room, storage area, kitchen, cloakroom, office and boiler room/store.

The property is brick and clad construction with display windows to the front and 1 large window to the south side, the unit has a ceiling height of approx. 4.05m maximum.

To the front of the property is the communal parking area.

PLEASE NOTE: The property is available from September 2024.

SITUATION

Tottenham is situated approximately 6 miles south of King's Lynn and 6 miles north of Downham Market. The nearby village of Watlington is approximately 2 miles with its school, shops, garage, post office, public house, church and main line station electrified to London. King's Lynn with its port and medieval centre, Cambridge and Norwich cities are also within easy motoring distance.

ENTRANCE PORCH

2.51m x 1.65m (8' 3" x 5' 5") Double glazed porch, entrance door, further door leading to the main shop.

MAIN SHOP

17.48m narrowing to 11.45m x 12.11m (57' 4" x 39' 9") Ceiling height approx. 4.05m. Oil fired wall heater, fire exit, radiator. Sliding window (PLEASE NOTE: The unit was previously a car showroom).

CHANGING ROOM

1.99m x 2.07m (6' 6" x 6' 9")

STORE ROOM

9.60m x 2.99m (31' 6" x 9' 10")

KITCHEN

2.85m x 1.73m (9' 4" x 5' 8") Sink unit with double cupboard under, 'L' shaped work surface, double wall cupboard, radiator.





CLOAKROOM

3.03m x 1.46m (9' 11" x 4' 9") Low level WC, wash hand basin, radiator.

STORE/BOILER ROOM

3.01m x 2.65m (9' 11" x 8' 8") Grant oil fired central heating boiler.

OFFICE

3.28m x 2.98m (10' 9" x 9' 9") Radiator.

OUTSIDE

Communal staff and visitor parking to the front.

SERVICE CHARGE

Service Charge - TBC.

To cover common areas / electricity / lighting etc on the Retail Park.

Please note all rents and service charges are plus VAT.



DIRECTIONS

From the Hardwick roundabout in King's Lynn, take the A10 towards Downham Market, at Oakwood corner roundabout take the second exit continuing on the A10. Turn right immediately after Watlington Road into Tottenhill retail park.

OTHER INFORMATION

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

RATEABLE VALUE - £15,000 per annum. April 2023

EPC - D

VIEWING

Strictly by appointment with the agent.



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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.

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