



21 St James Street, King's Lynn
£9,000 Per Annum

BELTON DUFFEY



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

A 3 storey commercial premises situated close to the town centre and near to the Saturday Market Place.

DESCRIPTION

21 St James Street comprises a Grade II listed, 3 storey commercial premises situated close to the town centre and near to the Saturday Market Place.

The period property briefly comprises shop area with steps up to a further shop area with doors leading to a courtyard garden. There is also a kitchen area on the ground floor and staircase leading to the first floor with a good size staff kitchen and further shop area/store. On the second floor is a store room.

Outside the property has a rear courtyard garden.

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.

LOWER SHOP AREA

4.40m into chimney breast recess x 3.78m (14' 5" into chimney breast recess x 12' 5") Large window to front and part glazed door to porch, wood effect flooring, radiator with radiator cover with shelving over, period feature cast iron fireplace with tiled inset and period pine surround, built-in double cupboard with shelving over, second radiator, high ceiling with beam, electric consumer unit, steps leading up to

SHOP AREA 2

4.52m into chimney breast x 4.03m (14' 10" into chimney breast x 13' 3") Staircase to first floor landing, double glazed double doors to rear courtyard, serving counter, fire alarm controls and alarm controls (not tested), radiator and opening into

KITCHEN AREA

4.88m x 1.94m (16' x 6' 4") Sink unit with chrome mixer tap with cupboard under, 2 windows to side, door to side and quarry tiled floor.

FIRST FLOOR LANDING

3.28m x 1.83m (10' 9" x 6') Radiator, period wall beams, staircase to second floor.



STAFF KITCHEN AREA

3.89m x 2.77m (12' 9" x 9' 1") Double glazed windows, 1.5 bowl sink unit with chrome mixer tap, wood grain effect cupboards under, worktop with cupboards under, matching wall cupboards, airing cupboard with insulated cylinder.

FIRST FLOOR SHOP AREA/STORE

4.44m x 4.39m max into stair recess (14' 7" max into stair recess x 14' 5") Radiator, sash window to front, ceiling beams, exposed brick and dresser.

CLOAKROOM

1.33m x 1.36m (4' 4" x 4' 6") Low level WC, wash hand basin, frosted sash window to rear.

SECOND FLOOR STORE ROOM

4.40m x 3.75m (14' 5" x 12' 4") Part exposed brick, window to front, wall beams, period door giving access to roof space.

OUTSIDE

To the rear of the property is a shingled courtyard garden, being enclosed by period walls with a pedestrian gate to the rear.

RENT**RENT**

Rent per annum £9,000.

3 months rent payable in advance.

Deposit - Equivalent of 3 months rent.

LEGAL COSTS

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

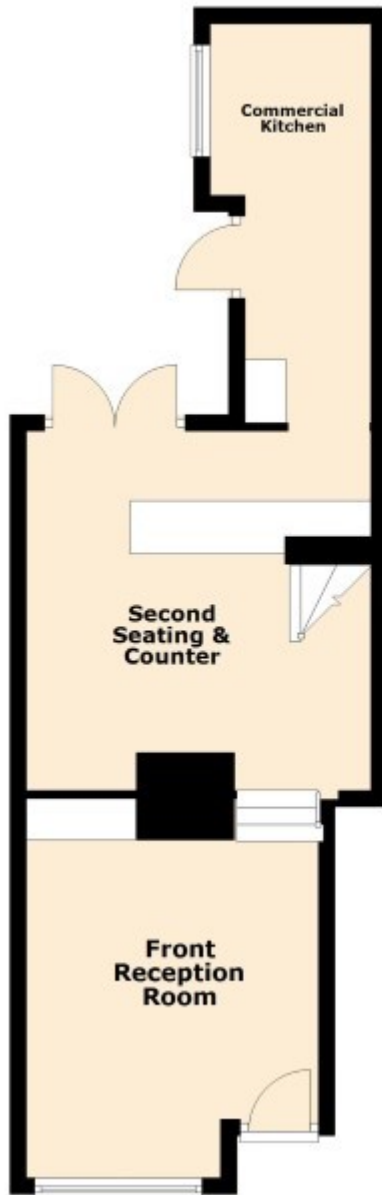
TERMS

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

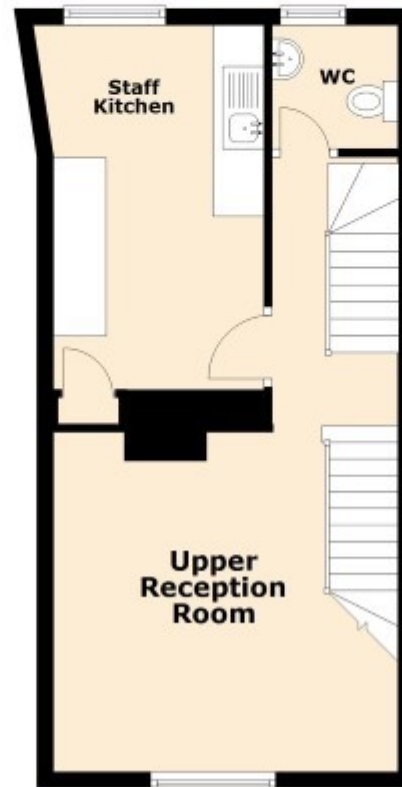
DIRECTIONS

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.

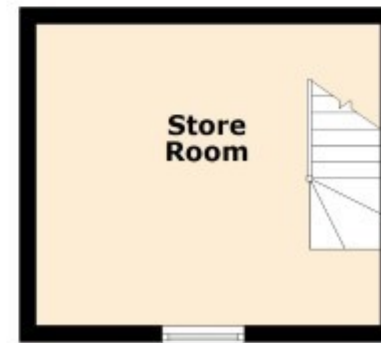
Ground Floor



First Floor



Second Floor



OTHER INFORMATION

EPC - C, 73.

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



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