



**1 Wesley Road, Terrington St Clement**  
**£500 per calendar month**

**BELTON DUFFEY**

## 1 WESLEY ROAD, TERRINGTON ST CLEMENT, KING'S LYNN, NORFOLK, PE34 4NG

A commercial premises being suitable for a variety of uses (STPP) situated in a central village location with car parking.

### DESCRIPTION

A commercial premises being suitable for a variety of uses (STPP) situated in a central village location with car parking.

The property briefly comprises entrance lobby, office, rear lobby and cloakroom.

Outside, the property has parking for 2 cars.

### SITUATION

Terrington St Clement has a selection of shops and services, including two doctors' surgeries, public houses, garage and a well known church. The schools cover from nursery age through to high school. Sixth form colleges are available in the town of King's Lynn, which is approximately 7 miles to the east. There is also a regular bus service into King's Lynn where more extensive amenities, including shopping centre and leisure facilities are found,

### ENTRANCE LOBBY

1.01m x 0.56m (3' 4" x 1' 10") Double doors to outside, glazed door into office.

### OFFICE

7.46m x 5.26m (24' 6" x 17' 3") 2 night storage heaters, two Dimplex wall heaters, 6 strip lights, electric trip switches.

### REAR LOBBY

1.81m x 1.51m (5' 11" x 4' 11") Fire exit, frosted window to side.

### CLOAKROOM

1.99m x 1.55m (6' 6" x 5' 1") Wash hand basin with double cupboard and drawer under, water heater, hand dryer, low level WC, frosted window to side, Dimplex electric heater.





## **TERMS**

A new 3 year, full repairing and insuring lease.

RENT - £6000 per annum, payable quarterly in advance, then monthly.

DEPOSIT - Equivalent to 3 months rent.

Please note that tenants will be required to provide references and will also be credit checked.

LEGAL COSTS The ingoing tenant will be expected to bare their own legal costs regarding the lease

## **DIRECTIONS**

From King's Lynn proceed out of town on the A17 towards Sutton Bridge and Long Sutton, bypassing West Lynn and Clenchwarton. Continue along, turning right opposite the signpost for ADAS at Terrington, into Station Road. Continue along to the bottom of Station Road, turning left into Sutton Road. Continue along taking the first right hand turning into Marshland Street and first left into Wesley Road, the property will be seen as the first property on the left hand side.

## **OTHER INFORMATION**

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

Rateable Value - £3700 (1st April 2023 - present)

It is recommended that interested parties check direct with the Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX as small business rates relief may apply.

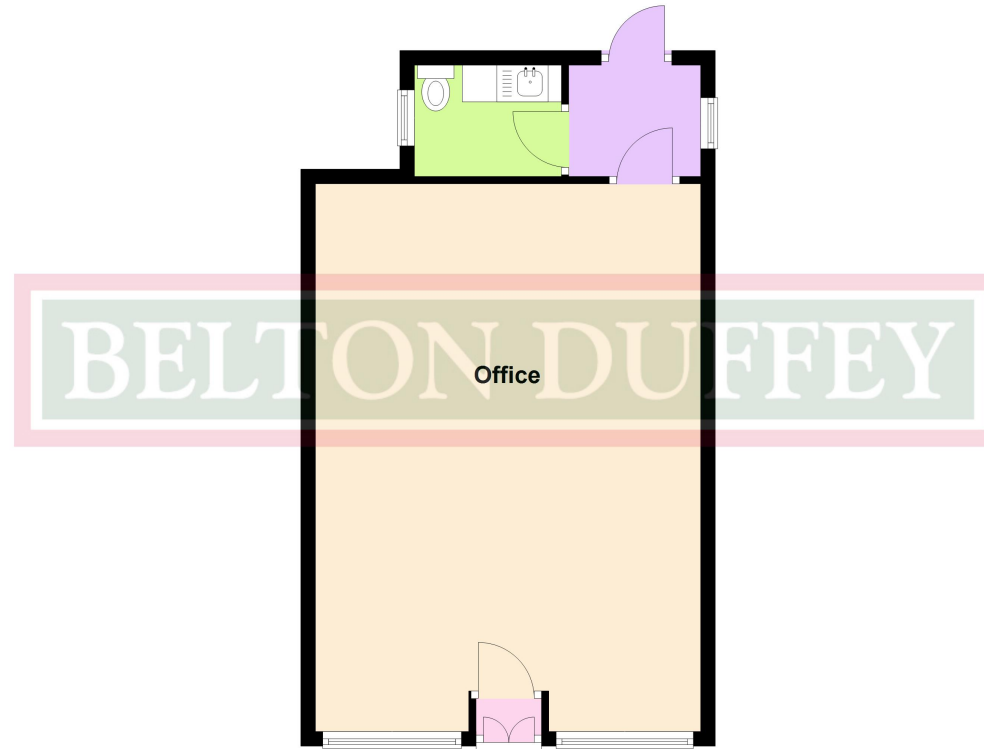
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## **VIEWING**

Strictly by appointment with the agent.

## Ground Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 45.6 sq. metres (491.2 sq. feet)

# 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](http://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.

