



30 Norfolk Street, King's Lynn
£550 per calendar month

BELTON DUFFEY



30 NORFOLK STREET, KING'S LYNN, NORFOLK, PE30 1AL

A commercial premises with rear courtyard situated in a popular location.

DESCRIPTION

A commercial premises with rear courtyard situated in a popular location.

The shop has shutters and comprises entrance door leading to shop area, shop area 1/office with a door leading to a rear courtyard which has access to an external kitchen and toilet.

SITUATION

* Approx. 4 min walk to rail/bus stations

* Near supermarket & town centre amenities

King's Lynn is a historic town situated on the River Great Ouse approximately 11 miles from the Norfolk Coast. It boasts a frequent, electric main line rail link to Ely, Cambridge & London Kings Cross.

Highlights include two Market Places, Minster, Old Town, popular Quay area with waterside eateries, swimming pool & Alive Leisure Centre. The town centre has a pedestrianised shopping area with a lively combination of national retailers, specialist shops & traditional family businesses.

In the vicinity are local shops, supermarkets, primary, secondary schools & University Centre West Anglia, sports & gym facilities, a regular bus service to the town centre, access to the Queen Elizabeth Hospital & the various industrial estates.

SHOP

4.48m x 2.63m (14' 8" x 8' 8") Part glazed door and door shutter to outside, window to front, window seat with storage under, electric panel heater, under stairs storage area and opening into

SHOP AREA 2/OFFICE

2.49m x 2.40m (8' 2" x 7' 10") Electric panel heater, wash hand basin with chrome mixer tap, door to L-shaped yard.

L SHAPED YARD

2.92m x 1.90m both max (9' 7" x 6' 3" both max)

EXTERNAL TOILET

1.07m x 0.78m (3' 6" x 2' 7") Low level WC.

EXTERNAL KITCHEN

2.31m x 1.78m (7' 7" x 5' 10") Worktop with sink unit and chrome mixer tap and double cupboard under.



LEGAL COSTS

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 the Agent's offices proceed out of Blackfriars Street, turning left into Railway Road. Continue along in the left hand lane and at the traffic lights turn left into Norfolk Street and the property will be seen on the left hand side (Opposite Youngsters World).

OTHER INFORMATION

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

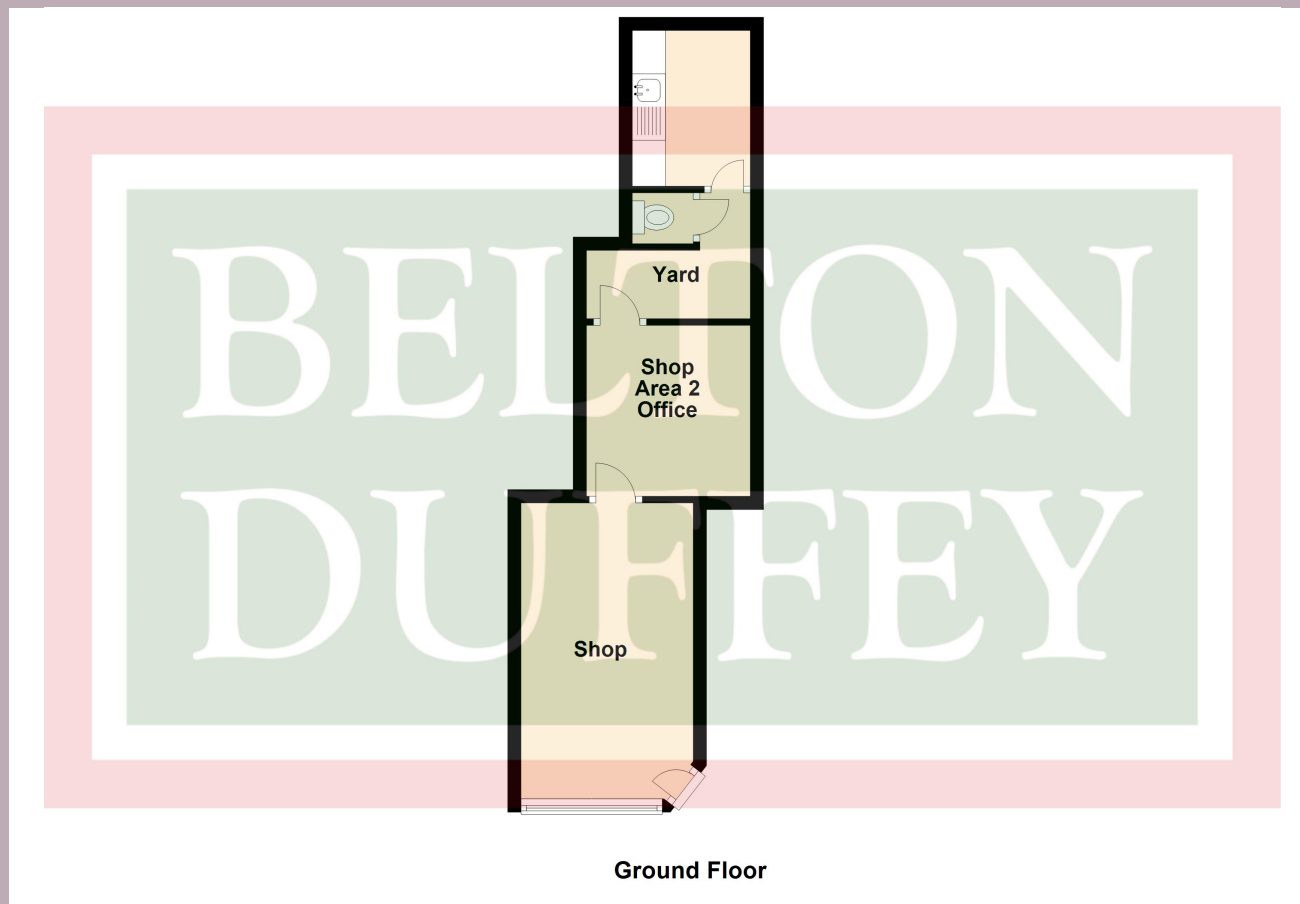
RATEABLE VALUE - £2400 per annum

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 C.

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.