



31 St James Street, King's Lynn
£10,000 Per Annum

BELTON DUFFEY



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

A 2-storey corner unit with ground floor office 346 sq ft and first floor office 237 sq ft.

DESCRIPTION

31 St James Street comprises a 2-storey corner unit situated on the junction of St James Street and Tower Street.

The property is arranged over two floors with the ground floor having an office of approximately 346 sq ft and a store room of 42 sq ft. The first floor office is approximately 237 sq ft with kitchen, store and cloakroom. The property has large display windows which can be seen from both Tower Street and St James Street, has laminate flooring, an air conditioning unit and computer networking in both offices. The first floor office also has laminate flooring and the kitchen has a sink unit with cupboards under, a water heater and breakfast bar.

The property currently has office use. However, please note that the premises were used previously for retail purposes and could revert back, subject to change of use.

N.B. Please be aware that the owner of this property is a director of Belton Duffey West Norfolk Ltd.

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.

GROUND FLOOR OFFICE

8.92m x 4.60m (29'3 x 15'1) Windows onto St James Street and Tower Street, laminate flooring, air conditioning unit. Staircase to first floor office.

STORE ROOM

Approximately 3.90m² (42 sq ft).

FIRST FLOOR OFFICE

Approximately 22.02m² (237 sq ft) Laminate flooring, windows onto St James Street and Tower Street.

KITCHEN

Approximately 5.11m² (55 sq ft) Worktop with sink unit and water heater, cupboards under, matching wall cupboards, breakfast bar.

STORE

Approximately 3.07m² (33 sq ft)

CLOAKROOM

Low level WC and wash hand basin.

RENT

Rent £10,000 per annum

3 months rent payable in advance.

Deposit - Equivalent of 3 months rent

Please note that the rent is subject to 3 yearly rent reviews.

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.

Please note that the tenant will be referenced by the agents and an administration fee of £45 plus VAT will be charged.

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, where the property will be seen on the right hand side.

OTHER INFORMATION

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

Rateable Value £4500

EPC - E.

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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