



**43a Leziate Drove, Pott Row**  
**£15,000 Per Annum**

**BELTON DUFFEY**

## 43A LEZIATE DROVE, POTT ROW, KING'S LYNN, NORFOLK, PE32 1DD

A former workshop/commercial unit of approx. 1500 sq.ft. being of brick construction with a pitched roof, situated in a popular village location with ample parking.

### DESCRIPTION

A former workshop/commercial unit of approx. 1500 sq.ft. being of brick construction with a pitched roof, situated in a popular village location with ample parking.

The premises benefits from power and light and is located on Leziate Drove in the village of Pott Row, approximately 6 miles from King's Lynn.

### SITUATION

Pott Row is a popular village situated on the outskirts of King's Lynn, sharing facilities with neighbouring Congham, Grimston and Roydon, which include doctors' surgery, country inns, village shops and schools. The area is surrounded by gently wooded countryside which is ideal for walking, riding, bird watching, etc. The Royal Sandringham Estate is close at hand and the North Norfolk coast, an area of outstanding natural beauty, is within easy motoring distance with its leisure facilities, including sandy beaches, sailing, bird watching, walking, etc. King's Lynn has a good selection of local amenities and the cities of Cambridge, Norwich and Peterborough offer excellent shopping and cultural facilities. There is a main line railway station to the west at King's Lynn being on the King's Cross line with a journey time of approximately 95 minutes. Just to the south, the A47 gives access to the Midlands and Norwich and to the south west the A10 gives access to the M11, Cambridge and London.

### FORMER WORKSHOP/COMMERCIAL UNIT

Brick construction with pitched roof, full width sliding doors with glazed panels above to front, personal door to side and to rear, power and light.

PLEASE NOTE: Electrics will be updated and lighting which will be changed to LED. Also, 4 sensor activated security lights will be installed (2 to the front gable end and 2 on the side).

Although there is currently no permanent toilet facility, the landlord is willing to install this, should the tenant require it, at no additional cost.

### OUTSIDE

The property is approached via a large hard standing area, providing ample car parking which leads down the side of the unit to the rear.

At the rear of the premises is a sizeable lawned area. The property is enclosed by fenced boundaries. The property will benefit from 4 outside sensor activated security lights.





## **RENT**

The rent is £15,000 per annum (£1,250 p.c.m.)

Rent: 3 months in advance.

Deposit: Equivalent of 3 months rent.

## **TERMS**

The property is to be let on a 3 year Full Repairing and Insuring Lease.

## **LEGAL COSTS**

Each party will be responsible for their legal costs incurred in this transaction.

## **DIRECTIONS**

From King's Lynn proceed out of town on the Northern Bypass, Edward Benefer Way into Low Road South Wootton. At the traffic light continue straight across into Grimston Road and at the Knights Hill Hotel roundabout take the second exit signposted Fakenham. After approximately 250 yards turn right signposted Grimston and continue along to Roydon Common crossroad turning right into Chapel Road. Continue along the property will be seen on your left hand side, designated by our 'To Let' board.

## **OTHER INFORMATION**

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.

RATABLE VALUE: £4,350. (Small business rates relief may apply).

EPC - TBC.

## **VIEWING**

Strictly by appointment with the agent.



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King's Lynn,  
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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.

