



Workshop/Warehouse & Yard, Tottenhill
Guide Price £13,200 Per Annum

BELTON DUFFEY



WORKSHOP/WAREHOUSE & YARD, TOTTENHILL, NORFOLK, PE33 0SR

A former workshop/commercial unit of approx. 1200 sq.ft. with fenced yard of approx. 3200 sq ft.

DESCRIPTION

A former workshop/commercial unit of approx. 1200 sq.ft. being of brick construction with a pitched roof, situated on the Tottenhill Retail Park with adjoining fenced storage yard of approximately 3200 sq.ft. with double gates and hard standing.

SITUATION

Tottenhill is situated approximately 6 miles south of King's Lynn and 6 miles north of Downham Market. The nearby village of Watlington is approximately 2 miles with its school, shops, garage, post office, public house, church and main line station electrified to London. King's Lynn with its port and medieval centre, Cambridge and Norwich cities are also within easy motoring distance.

RECEPTION AREA/ENTRANCE HALL

6.72m x 1.56m (22' 1" x 5' 1") UPVC entrance door, reception desk and door into rear unit area.

FRONT UNIT AREA

4.62m x 1.56m (15' 2" x 5' 1") Large double doors to front doorway into rear unit area.

These has been a wooden divide installed with door leading into the front unit area.

REAR UNIT AREA

11.21m x 6.18m (36' 9" x 20' 3") Twin roller shutter doors (each approx. 3.80 high x 2.40m wide), power and light.

PLEASE NOTE: YARD D

A fenced yard of approximately 3,200sq ft.

Comprising concrete hard standing, being enclosed by fenced and hedged boundaries with double lockable gates to the front.

LOCAL AUTHORITY

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel 01553 616200.

Small business rates may apply, please speak to the local council for more details.





TENURE

LEASEHOLD

The premises are available to let on a new lease, terms negotiable.

SERVICE CHARGE

Service Charge - £100 pcm

To cover communal areas / communal electricity / lighting etc on the Retail Park.

The unit has it's own electric meter and will be charged accordingly.

VAT

PLEASE NOTE: All rents and service charges are plus VAT.

DIRECTIONS

From the Hardwick roundabout in King's Lynn, take the A10 towards Downham Market, at Oakwood corner roundabout take the second exit continuing on the A10. Turn right immediately after Watlington Road into Tottenhill Retail Park.

OTHER INFORMATION

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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