



**124 London Road, King's Lynn**  
**£8,000 Per Annum**

**BELTON DUFFEY**



## 124 LONDON ROAD, KING'S LYNN, NORFOLK, PE30 5ES

A ground floor commercial office premises (approx. 900 sq.ft.), situated on the main thoroughfare into King's Lynn with multiple offices, kitchen, accessible toilet and gas central heating.

### DESCRIPTION

A ground floor commercial office premises (approx. 900 sq.ft.), situated on the main thoroughfare into King's Lynn with multiple offices, kitchen, disabled WC and gas central heating.

The offices comprise: office/reception, main office, office 2, rear lobby/office area, kitchen, accessible toilet and a rear lobby.

The property is installed with gas fired central heating and has ample sockets.

### SITUATION

London Road is a residential area being close to the town centre with its regular bus service, local shops, primary and secondary schools and there is good access to the Queen Elizabeth Hospital, and the various industrial estates. The railway station and town library are within walking distance of the property, as is "The Walks" park area

### OFFICE/RECEPTION

5.53m x 3.56m (18' 2" x 11' 8") 2 radiators.

### REAR LOBBY/OFFICE AREA

4.4m x 2.52m (14' 5" x 8' 3") Radiator.

### MAIN OFFICE

6.97m x 4.56m (22' 10" x 15' 0") Radiator.

### OFFICE 2

3.27m x 3.27m (10' 9" x 10' 9") Radiator.

### KITCHEN

2.75m x 2.16m (9' 0" x 7' 1") Worktop with sink unit, cupboards and drawers under and matching wall cupboards.

### ACCESSABLE TOILET

2.16m x 1.46m (7' 1" x 4' 9") Low level W.C, wash hand basin.

### REAR LOBBY

3.71m x 2.03m narrowing to 1.23m (12' 2" x 6' 8" narrowing to 4' 0")



## TERMS

The property is to be let on a new lease for a term to be agreed.

Rent: 3 months in advance

Deposit: Equivalent of 3 months rent.

Each party to pay their own legal costs.

## DIRECTIONS

From King's Lynn town centre, proceed out of London Road, passing the Police Station, library and the Millfleet on your right. Continue along, proceeding past the library and the property will be seen on the right hand side, opposite the bus stop.

## OTHER INFORMATION

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

Rateable Value - Approximately £9,100 per annum (1 April 2023 to present) Small business rates relief may apply, please contact the Borough Council for more information.

EPC - D.

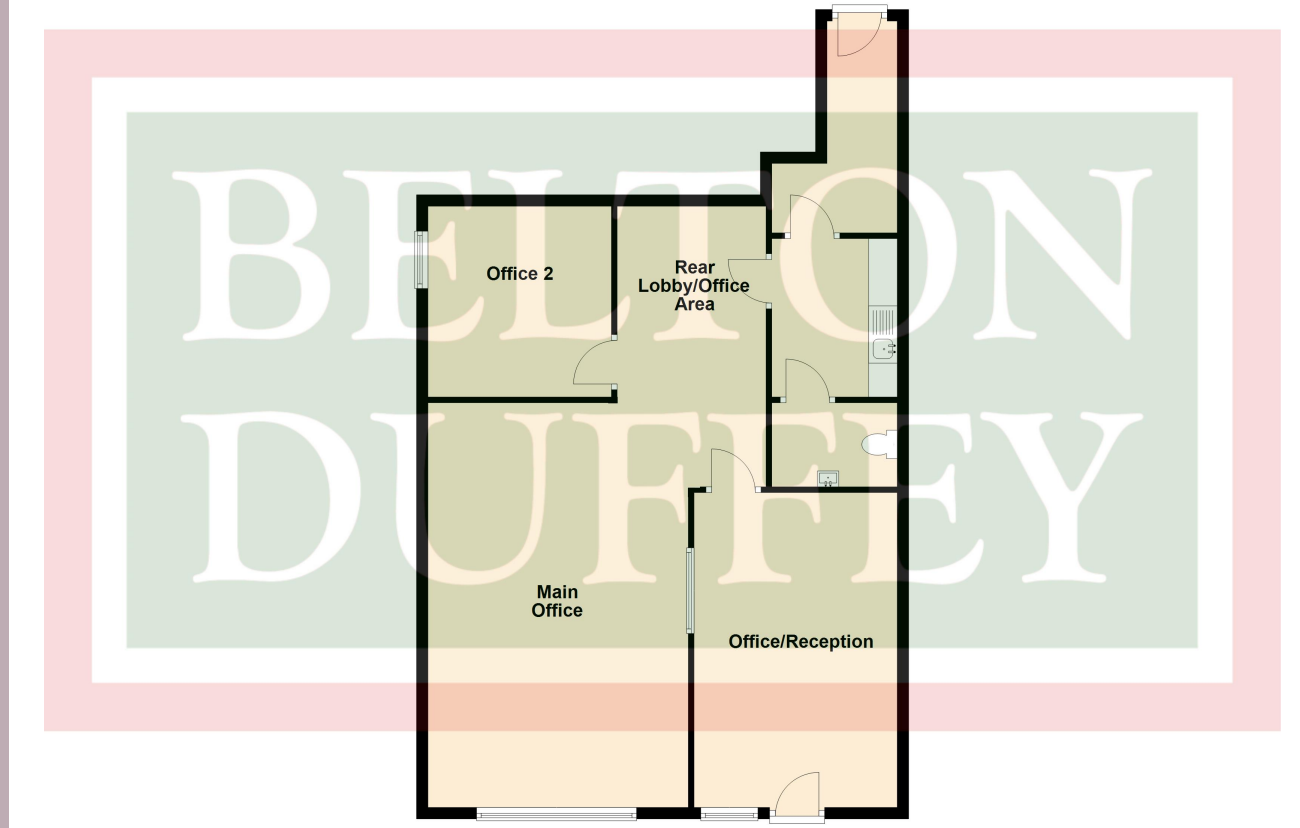


## VIEWING

Strictly by appointment with the agent.



Ground Floor



**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.

