



TO LET - Secure Storage Unit

Setch Road, Blackborough End, King's Lynn, Norfolk, PE33 0RB

BROWN & CO

TO LET - Secure Storage Unit , Setch Road, Blackborough End, King's Lynn, Norfolk, PE33 0RB

- Rural storage unit located just outside the village of Blackborough, fronting Setch Road
- Traditional Carrstone barn providing approx. 1,500 sq ft of storage accommodation
- Pitched clay pantile roof offering high eaves height and generous internal volume
- Concrete floor throughout
- No services connected to the unit
- Suitable for short-term licence or business lease with flexible terms

Available strictly by appointment through **Brown & Co, King's Lynn**



LOCATION

The Unit is located just outside the village of Blackborough, fronting Setch Road. The site forms part of a rural farmyard setting, surrounded predominantly by agricultural land. The Site is approximately 5 miles south-east of King's Lynn.

King's Lynn is an established sub-regional centre and historic port and market town, situated on the southern shores of The Wash. The town has a population of just over 48,000 and serves as the administrative centre for West Norfolk. Road communications are provided via the A10, A47, A17 and A148/A149, with a mainline rail service to London King's Cross (journey time approximately 1 hour 40 minutes). The port of King's Lynn supports established commercial trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

The Unit offers approximately 1,500 sq ft of storage space and comprises a substantial traditional Carrstone barn constructed beneath a pitched clay pantile roof, resulting in a high eaves height and clear internal volume. The building benefits from a concrete floor throughout. Access is provided on the principal

elevation via full-height twin timber sliding doors.

Externally, the barn is set within an area of concrete hardstanding, the curtilage of which can provide additional space for parking.

There is a shared toilet facility available for occupiers in the yard.

SERVICES

There are no services connected to the Unit.

VAT

It is understood that VAT is applicable.

VIEWING

Strictly by appointment through the Letting Agents.

Contact:

Brown&Co King's Lynn

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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

OUTGOINGS

The Tenant will be responsible for the payment of all Business Rates and any other Outgoings that may arise in connection during the Tenancy, where applicable.

TERMS

The unit can be occupied on either a short term Licence or a Business Lease, the terms can be flexible. Should the unit be let on a Business Lease, this will be contracted out of the provisions of Sections 24-28 of the Landlord and Tenant Act 1954 and will be let on a full repairing and insuring basis for a minimum term of 12 months.



IMPORTANT NOTICES

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