



52 HIGH STREET, KING'S LYNN PE30 1BE

GROUND FLOOR RETAIL PREMISES

- Located on the Busy Pedestrianised High Street
- Good Display Window Frontage
- Loading Area to the Rear
- Nearby Neighbours Include Costa, Clintons, Savers & Marks & Spencer

Alison Richardson

T: 01553 778068

E : Alison.Richardson@brown-co.com

£22,000 P.A.X. | 192.3 sqm (2,070 sqft)

King's Lynn

Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ

T 01553 778068 | E kingslynncommercial@brown-co.com

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LOCATION

No 52 occupies a highly visible position on the pedestrianised High Street off the busy Tuesday Market Place Public Car Park. The property is adjacent to Clinton Cards and close to Subway, Primark, Boots, Costa Coffee and Poco Lounge.

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149 (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

The property comprises an attractive ground floor retail premises with rear ancillary space. The property is currently laid out to provide open plan retail space with storage to the rear with ancillary, offices and cloakroom to the first floor. The property benefits from rear loading via White Lion Street.

The property is also available for sale.

ACCOMMODATION

The property has the following (approximate) net internal floor area:

Description	Sqm	Sqft
Ground Floor Retail Area Plus Storage & Kitchen	72.1	776
First Floor	52.8	568
Second Floor	58.2	627
Total NIA	192.3	2,070

SERVICES

Mains water, electricity and drainage are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value from 1 April 2026: £18,500

Rates Payable 2026/27 estimated at: £7,067.00

LEASE & RENTAL TERMS

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof.

Please note that any lease will be subject to a satisfactory credit reference check.

The Freehold may be available - Guide Price £250,000

EPC

The property has an EPC rating of E.

VAT

VAT will be charged on the rent price.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

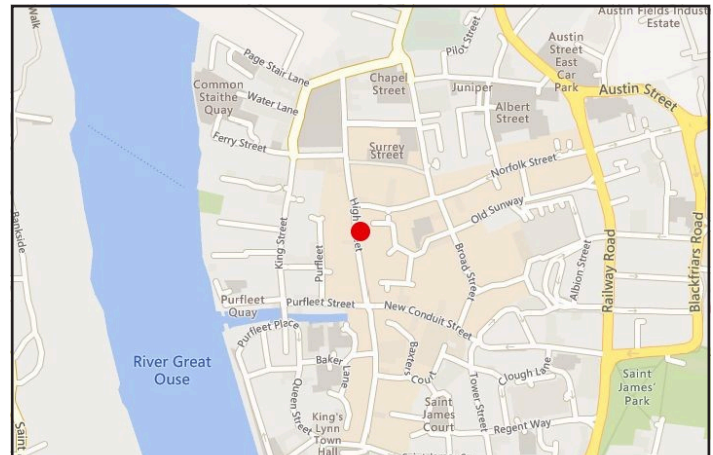
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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IMPORTANT NOTICES

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