



UNIT 1 HANSA ROAD, HARDWICK INDUSTRIAL ESTATE

KING'S LYNN PE30 4HX

Prominent Showroom/Trade Counter Premises

- Good Sized Well Lit Open Plan Space
- Customer Parking to the Front
- Separate Side Loading Door
- To Let on Existing Lease

Alison Richardson

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£35,000 P.A.X. | 349.12 sqm (3,758 sqft)

King's Lynn

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

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BROWN & CO

LOCATION

The property is prominently located on the busy corner of Hansa Road and Oldmedow Road at the top of the Hardwick Industrial Estate.

The property lies adjacent to the Pierpoint Retail Park - Next, Tapi, DFS, B&Q and KFC, Dominos, Greggs and Bookers Wholesale.

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, whilst there is a mainline rail service to London King's Cross (1hour 40minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

The property comprises a detached single storey showroom premises of two clear span portal framed bays with front and side additions beneath felt roofs. There is access from two sides with goods servicing from Oldmedow Road. The customer entrance is from Hansa Road. The property is of brick main walls which have been overclad in insulated profiled sheet along with the roof.

Internally the showrooms are laid out behind fully glazed elevations to front and side and have ceramic tile flooring, and part suspended and ceilings. There is storage, office, kitchen and cloakroom to the side.

The property has 8 parking spaces to the front and side.

Suitable for a variety of alternative uses subject to Planning Permission.

ACCOMMODATION

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

Description	Sqm	Sqft
Showroom	191	2,056
Rear Stores	39	420
Office	10.12	109
Plus Cloakroom & Kitchen		
Overall NIA	349.11	3,758

SERVICES

Mains water drainage gas and electricity are connected to the property.

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.

LEASE & RENTAL TERMS

The property is offered as a sub-letting of an existing lease:-

Rent Payable - £35,000pax

Term - 10 years expiring 1st January 2036

Break Clause - 2nd February 2031 on 6 months prior written notice

Rent Review - at the end of the year five (2nd February 2026)

Alienation not permitted

EPC

The property has an EPC rating of C, expiring March 2033.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

Both sides will bear their own legal costs in this transaction.

VIEWING AND FURTHER INFORMATION

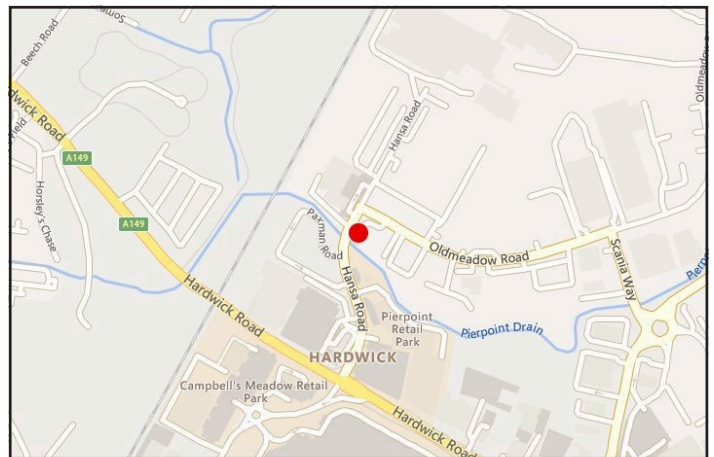
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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IMPORTANT NOTICES

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