



UNIT W1 FLITCHAM BARNS, ABBEY ROAD, FLITCHAM

KING'S LYNN PE31 6BT

Character Business Space

- Suitable for a variety of uses (subject to planning)
- Located on the edge of the popular village of Flitcham
- 3 Phase Electricity Supply
- With Communal Parking to the Front

£5,527.50 P.A.X. | 68.47 sqm (737 sqft)

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BROWN & CO

LOCATION

The premises is situated next to Abbey Farm on the established Fritcham Barns Estate, amongst the rolling Norfolk countryside. Fritcham is a small village located off the A148, approximately five miles from the Knights Hill Roundabout, King's Lynn. 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

Fritcham Barns are of solid brick and Carrstone construction beneath a tiled roof. The unit overlooks fields to the rear and is considered suitable for a wide range of uses, ranging from craft industries to most light industrial uses (use class E). The property comprises two main work rooms, one currently fitted with a stainless steel commercial sink unit whilst the second over looks open space to the rear. An existing mezzanine storage area will either need to be removed or may stay subject to any building regulations/planning approval being gained by the incoming tenant.

ACCOMMODATION

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

Description	Sqm	Sqft
Office	68.45	737
Total	68.45	737

SERVICES

Mains electricity, water and foul drainage serve the property. Electricity supply is 3 phase. 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: £5,100
Rates payable: £2,544.90

LEASE & RENTAL TERMS

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

The tenant is responsible for internal repairs and the landlord responsible for the structure and external areas. A service charge will be applicable for all the landlords costs incurred in the upkeep of the unit and the estate.

EPC

The property has an EPC rating of D.

VAT

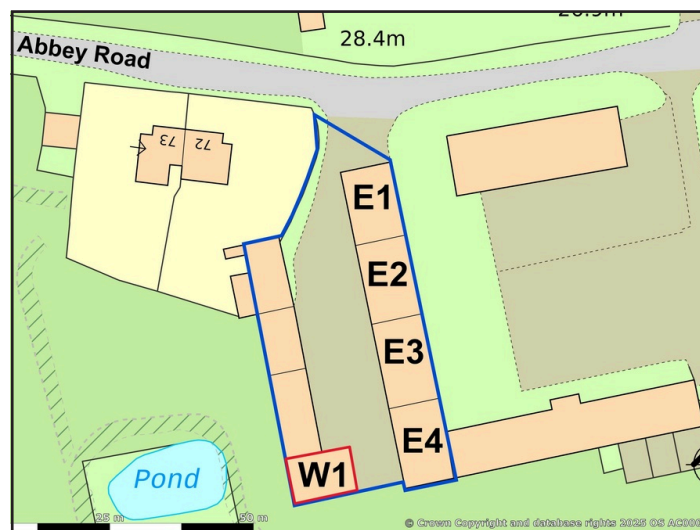
It is understood that VAT is applicable.

LEGAL COSTS

The in-going tenant will be expected to bear the Landlord's legal costs incurred in the preparation of the lease (including any superior Landlord's consent).

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent. For further information or to arrange a viewing please contact: Alison Richardson or Alex Brown
Tel: 01553 778068
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