



61 HIGH STREET, KING'S LYNN PE30 1AY

PRIME HIGH STREET LOCATION

- Double Fronted Ground Floor Retail Unit
- With Ancillary Storage Above
- Next Door to M & S
- Just off the busy Tuesday Market Place Public Car Park

Alison Richardson

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£25,000 P.A.X. | 99.12 sqm (1,067 sqft)

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

Located in the busy High Street with Nearby occupiers including M & S, Edinburgh Wollen Mill, Ladbrook's, H Samuel, McDonalds and Halifax Bank, the property is situated on the main thoroughfare from the Tuesday Market Public Car Park into the Town Centre.

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 40mintes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

No61 benefits from a double fronted window display to the main retail space with two offices and cloakroom to the rear whilst to the first floor is a large open plan workspace/staff restroom with additional cloakrooms.

The ground floor is currently undergoing refurbishment.

ACCOMMODATION

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

| Description | Sqm | Sqft |
|--------------------------|--------|--------|
| Ground Floor Retail Area | 80.75 | 869.19 |
| Plus Ancillary | 18.39 | 197.95 |
| First Floor | 64.1 | 697.62 |
| Total NIA | 163.95 | 1,765 |

SERVICES

Mains water, electricity and drainage 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.

Rateable Value from 1 April 2026: £18,250

Current Rateable Value 25/26: £15,750

Current Rates Payable 25/26: £7,859.25

LEASE & RENTAL TERMS

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

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

EPC

The property has an EPC rating of D, expiring March 2036.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

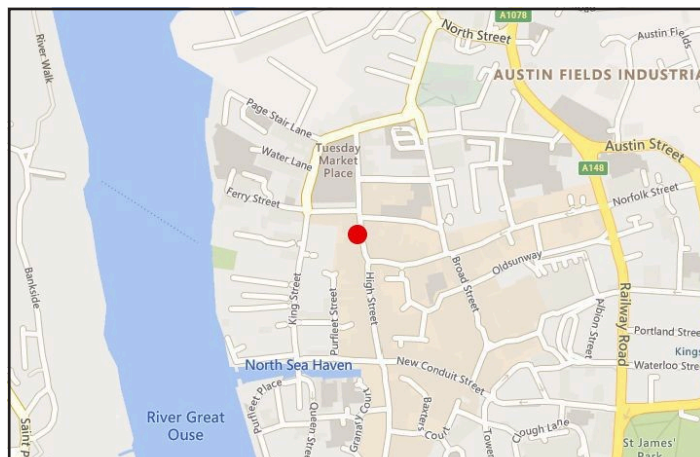
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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IMPORTANT NOTICES

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