



120 LONDON ROAD, KING'S LYNN PE30 5ES

DOUBLE FRONTED SHOP PREMISES

- Busy Location
- With Ancillary Store/Workshop to the Rear
- Rear Access
- Short Walk to Town Centre

£10,500 P.A.X. | 136.66 sqm (1,471 sqft)

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King's Lynn
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LOCATION

The property is prominently located on London Road considered to be the busiest thoroughfare into the Town Centre (1/2 mile) and supports a range of trades and businesses benefiting from the substantial passing trade. Nearby commercial occupiers include Kubos Eastern European Market, Kebab and Pizza Shop, florist, South Pot restaurant and Newsagent/Off Licence.

King's Lynn is an important sub-regional centre, a 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

120 London Road comprises a double fronted shop premises providing deep flexible, open-plan, retail/trading space with ancillary store/workshop space to the rear and extensive first floor storage. There is rear servicing from Providence Street.

The trading space is fitted with a laminate floor and wall display panels and is capable of subdivision if required subject to all building regulation consents and approvals.

ACCOMMODATION

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

Description	Sqft	Sqm
Ground Floor Retail Area Including Workshop Store	1,037	96.34
First Floor Stores	434	40.32
Staircase Access from Trading Area		
Overall NIA	1,471	136.66

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 1st April 2026: £10,000

LEASE & RENTAL TERMS

The property is offered to let on a new full repairing and insuring lease for a minimum term of 3 years or multiples thereof. Please note that any lease will be subject to satisfactory credit reference checks.

EPC

An EPC has been instructed, awaiting result.

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

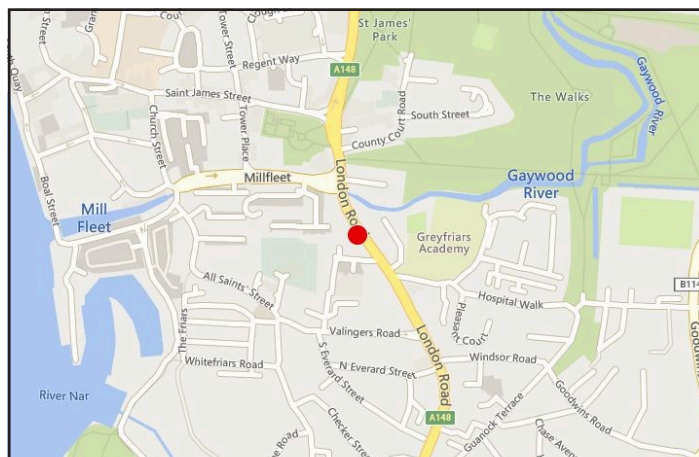
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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