



Dagenite House, Coburg Street King's Lynn PE30 1QB

**TO LET £40,000**

Trade Counter/Retail Warehouse Premises

- Established Retail Location on prominent corner site
- Opposite Morrisons Supermarket/Matalan Store
- Unobstructed Ground Floor sales/display
- Rear Service Yard and Customer Parking to the Front

**332.6 sqm/3,580 sqft on 0.33corner site**

**John Weston**  
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Property and Business Consultants  
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## Location

The property is located in King's Lynn town centre, close by the railway station and directly in front of Morrisons Supermarket and Matalan. Morrisons filling station is directly opposite while Anglia Home Improvements and Halfords Autocentre are next door.

Coburg Street is accessed directly off Blackfriars Road on King's Lynn's Inner Link Road and is accessible on foot from the Bus Station, Railway Station and Vancouver Quarter Shopping Centre.

King's Lynn is a busy Sub-regional Centre and the administrative capital of West Norfolk and serves an estimated shopping catchment of nearly 250,000.

## Description

The property comprises a detached retail warehouse with customer parking in front and to the side plus a secure rear yard and potential display space to Wyatt Street. There is an electrically operated roller shutter service door to the yard.

Internally the property is almost completely open-plan space save for the rear loading bay, kitchenette and cloakroom, with suspended ceiling with flush lighting throughout the sales area. The clear height is some 3m and there is provision for ceiling-mounted heater unit.

The property traded as Tile Giant for many years.

Externally there is a vehicular access to the left hand side leading to a secure rear compound and there is a graveled display area to Wyatt Street. The front forecourt has been used for customer parking.

## Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Main showroom		
Plus ancillary		
<b>Overall</b>	<b>332.6</b>	<b>3,580</b>

## 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 tests to ensure these are in working order.

## Business Rates

Tenants are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)	£15,000
Rates payable for 2023/2024	£7,485

## Terms

The property is offered to let on a new full repairing and insuring lease for a term of 10 years with 5 year rent review.

## VAT

VAT will not be charged upon any rent.

## Legal Costs

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

## EPC

The property has a rating of D expiring 2031.

## Viewing

Strictly by appointment with the letting agent:-

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