



Attractive Town Centre retail unit
Benefits from an extensive frontage
Ground Floor: 7,556 sqft / First Floor: 6,082 sqft
Rent: o/o £75,000pa
Price: On application

Location

Norfolk Street is one of Kings Lynn's oldest streets and is a valuable element of the town's historic character. Within the contemporary town, Norfolk Street is an important pedestrian route into the town that is lined by local, independent retailers and businesses. Together with the High Street, Norfolk Street forms the prime retailing pitch in the town.

The property is situated on a busy thoroughfare in the heart of Kings Lynn town centre, nearby the waterfront, bus station and other local amenities. The premises occupies a prominent trading position on the pedestrian section of Norfolk Street.

Located opposite Caffè Nero, the premises shares the locality with major high street brands such as Marks & Spencer, Boots and Holland and Barratt as well as other independent stores that complement the prominent harbour market town.

Accommodation

The property is of traditional construction and occupies a prominent position on Norfolk Street. The property is arranged over two floors, with the ground floor accommodating a substantial retail area forming the majority of the space. A storage space and area to access the service lift finishes the ground floor plate.

The upper floor currently includes a large storage space, offices and staff facilities. The layout provides options for future development and alternative uses.

The property benefits from a large loading and parking area at the rear via Broad Street, with space for at least 10 cars.

The premises extend to the following approximate areas:

Ground Floor: 7,556 sq ft / 702 sqm
First Floor: 6,082 sqft / 565 sqm

Rent

o/o £75,000pa

Lease

The subjects are available on a new FRI Lease.

Price

On application

Rates

Rateable Value: £60,000

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.



BRITTON
PROPERTY

To Let / May Sell

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Viewing strictly by appointment with BRITTON PROPERTY -

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