

TO LET Retail Unit

21-22 High Street
Kings Lynn, Norfolk PE30 1BP



CONTACT

Alfred Bartlett
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Large town centre retail unit

Popular market town of Kings Lynn

Busy High Street position

Public car park immediately to rear

Close to **Debenhams, Boots, Lloyds Bank**
and **HMV**

rapleys.com
0370 777 6292

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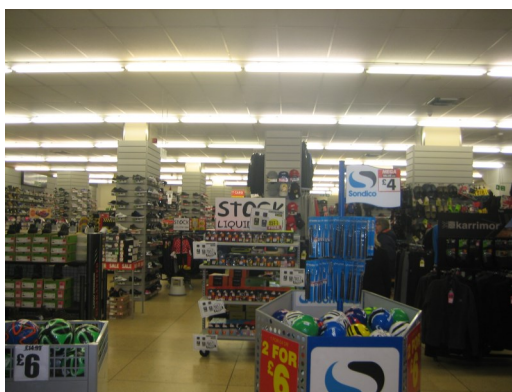
Location

The subject property is located in a busy and prominent position on the pedestrianised section of Kings Lynn High Street close to its junction with New Conduit Street with nearby occupiers including **Debenhams, Lloyds Bank, Ryman Stationery, Wimpey, Boots, Primark** and **River Island**.

The popular market town of Kings Lynn is home to a number of local, regional and national stores with many major brands such as **TK Maxx, New Look, Sainsburys, Argos, Peacocks, Costa Coffee** and an assortment of Independent fashion, gift and lifestyle retailers represented.

Description

The property comprises a substantial three storey building of concrete frame and brick construction with parking for circa six cars and loading to the rear. Internally, the ground floor comprises mainly a large open plan retail area with storage and loading to the rear and both a customer and goods lift providing access to the first floor. An escalator at the front of the store also provides access to further retail sales on the first floor.



Accommodation

The property comprises the following approximate dimensions and floor areas and is available as a whole or alternatively our client will consider letting the floors on an individual basis.

	M	Ft
Gross Frontage	22.70	74'6
Net Frontage	21.80	71'6
Internal Width	21.80	71'6
Shop Depth	41.90	137.5
	Sq m	Sq ft
Ground Floor	912.95	9,827
First Floor	853.02	9,182
Second Floor	853.02	9,182
Total	2,619.00	28,191

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

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Tenure

Leasehold.

Terms

The property is available by way of a new lease for a term of years to be agreed.

Planning

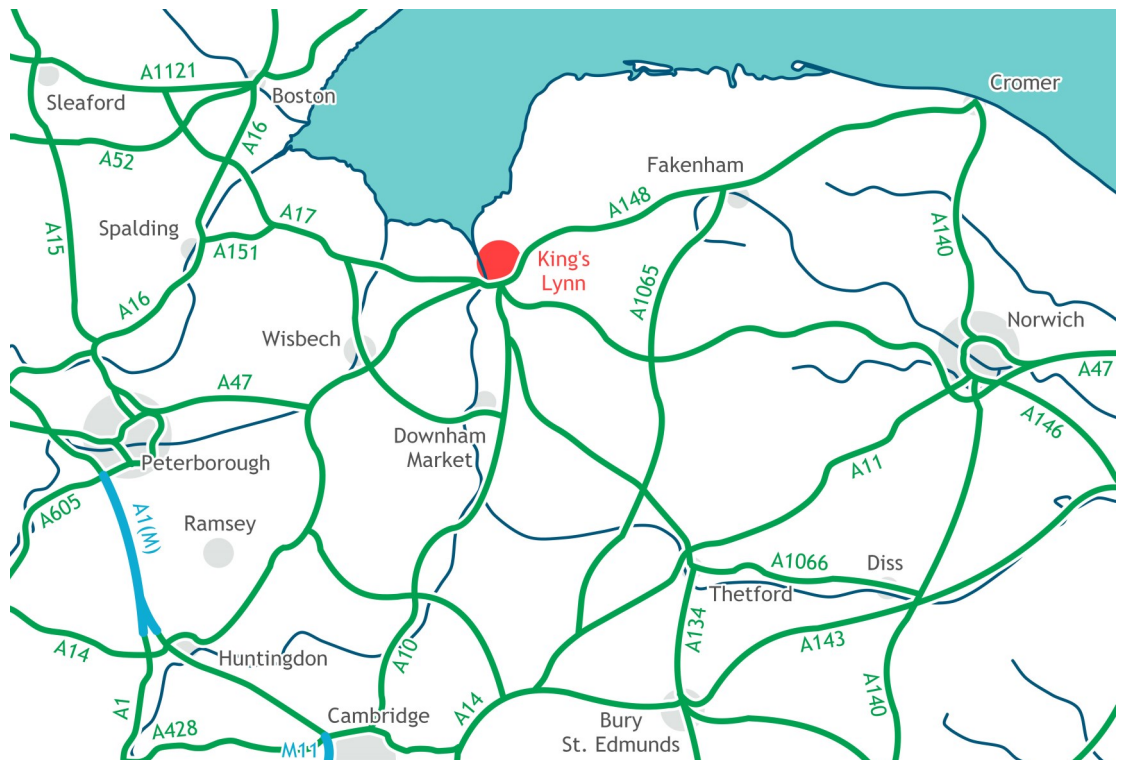
We understand the property currently benefits from consent for A1 retail uses of the Town and Country Planning (Use Classes) Order 1987. Interested parties should make their own enquiries of Kings Lynn and West Norfolk Borough Council's planning department on 01553 616 200.

Rating

We are advised that the Rateable Value for the property is £109,000 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Viewing

Strictly by appointment through the sole agent.



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