

# Property Services

Borough Council of  
King's Lynn &  
West Norfolk



## To Let

### Unit E1, Fritcham Barns, Abbey Road, Fritcham, King's Lynn, PE31 6BT

- Light Industrial Unit Location
- 98.38m<sup>2</sup> (1,059Sq. Ft).

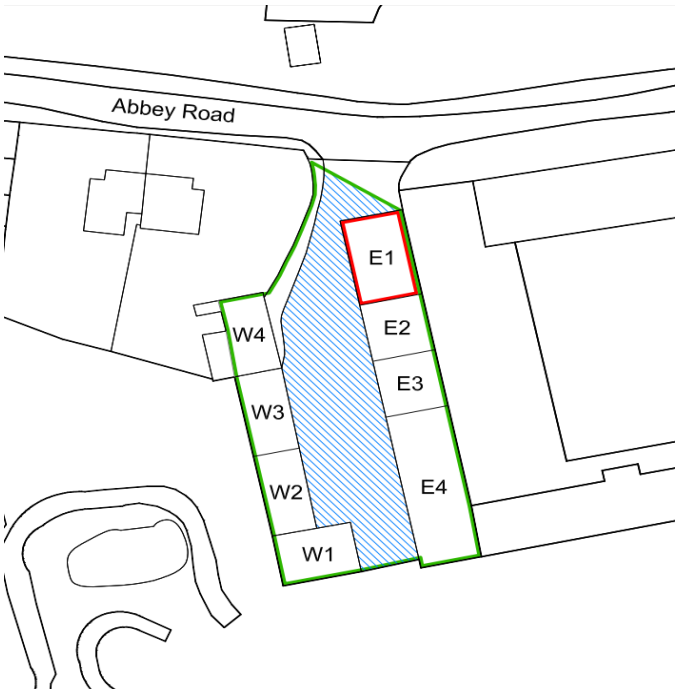



Telephone: 01553 616266

Email: [propertyenquiries@west-norfolk.gov.uk](mailto:propertyenquiries@west-norfolk.gov.uk)

The Property Services Section for themselves and for the Borough Council of King's Lynn and West Norfolk being Vendor or Lessor of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of the Borough Council of King's Lynn and West Norfolk's Property Services Section has any authority to make or give any representation or warranty whatever in relation to this property.

<p><b>LOCATION:</b></p>	<p>The premises is situated next to Abbey Farm, Fritcham, amongst rolling countryside. Fritcham is a small village located off the A148, approximately five miles from the Knights Hill Roundabout, King's Lynn.</p>	
<p><b>DESCRIPTION:</b></p>	<p>The building is of brick and Carrstone construction. The unit is suitable for a wide range of uses, ranging from craft industries to most light industries (for example small scale engineering Workshop). An existing mezzanine storage area will either need to be removed or may stay subject to any building regulations/planning approval being gained by the incoming tenant.</p>	
<p><b>USE:</b></p>	<p>Light Industrial / storage use. Other uses may be permitted on their merits and subject to planning permission.</p>	
<p><b>SERVICES:</b></p>	<p>Mains electricity, water and foul drainage serves the property. Electricity supply is 3 phase.</p>	
<p><b>TENANCY TERMS:</b></p>	<p>The property is offered on a 6-year lease, with the tenant responsible for internal repairs and the landlord responsible for the structure and external areas. The tenant will reimburse the landlord via a service charge for all the landlords costs incurred in the upkeep of the unit and the estate.</p>	
<p><b>SERVICE CHARGE</b></p>	<p>A service charge will be levied for the landlord's cost incurred in the upkeep of the unit and the estate.</p>	
<p><b>ENERGY RATING</b></p>	<p>EPC Grade E</p>	
<p><b>INSURANCE:</b></p>	<p>The landlord will insure the building structure against normal perils and recover the premium from the tenant via the service charge. The incoming tenant is to be responsible for insuring the contents of the building and for obtaining public liability cover.</p>	

<p><b>LEASE COSTS:</b></p>	<p><b>Rent:</b> £7,434.18 pa + VAT</p> <p><b>Service Charge:</b> TBC</p> <p><b>Rent Deposit:</b> 3 months minimum (A guarantor to the Lease may be required depending on circumstances)</p> <p><b>Rateable Value:</b> £6,100 (from 1 April 2023)</p> <p><b>Rates Payable:</b> £3,123.20 (from 1 April 2023) (Standard multiplier)</p> <p><i>The ingoing Tenant to pay Council's reasonable legal/Surveyor fees</i></p>
<p><b>VIEWING:</b></p>	<p>For viewing and further information, please contact Lorcan Forde:</p> <p><b>Property Services</b></p> <p><b>Tel. No: (01553) 616266</b></p> <p><b>Email: <a href="mailto:propertyenquiries@west-norfolk.gov.uk">propertyenquiries@west-norfolk.gov.uk</a></b></p> <div style="text-align: right;"> <p>Borough Council of <b>King's Lynn &amp; West Norfolk</b></p>  </div>