

# Property Services

Borough Council of  
King's Lynn &  
West Norfolk



## To Let

### Coal Shed, Le Strange Terrace, Hunstanton

- Gallery in Prominent Town Centre Location
- 23.8 sq. m (256.18 Sq. Ft)
- Ground floor lock up gallery



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 Located along Le Strange Terrace in Hunstanton, which is a primary vehicular and pedestrian access to route towards the Green, Leisure Centre, and Seafront. It is also situated next to a large, short stay car park.</p>	
<p><b>DESCRIPTION:</b></p>	<p>The <b>Coal Shed</b> is part of the original railway site, which ran from the seaside resort to the nearby town of King's Lynn. The property consist of a ground floor lock up shop/gallery. There is no WC facilities, and the only service to property is mains electricity. There is a ramp to the front of the property for wheelchair access.</p>	
<p><b>ACCOMMODATION:</b></p>	<p>Ground Floor – 23.8 sq.m / 256.18sq. Ft)</p>	
<p><b>USE:</b></p>	<p>Town &amp; Country Planning Class F1 (b) – Displays of work of art</p>	
<p><b>SERVICES:</b></p>	<p>Only mains electricity is available.</p>	
<p><b>TENANCY TERMS:</b></p>	<p>The property is offered on a 6-year lease however term length can be negotiated. There is a rent review after 3 years.</p> <p>The tenant is responsible for internal repair and decoration. The landlord is to be responsible for the any external repairs to the structure of the building maintenance for which a service charge will be levied on the tenant.</p>	
<p><b>SERVICE CHARGE</b></p>	<p>TBC</p>	
<p><b>EPC</b></p>	<p>As the property is a stand-alone building and under 50 sq.m it is exempt from an EPC rating.</p>	
<p><b>INSURANCE:</b></p>	<p>The Landlord will insure the building structure against all perils and recover the premium from the tenant. The tenant will be responsible for insuring the contents of the building. The tenant will indemnify the Landlord against all claims arising from the use of the premises.</p>	

<p><b>LEASE COSTS:</b></p>	<p><b>Rent:</b> £4,000 pa + VAT</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> £1,400 (from 1<sup>st</sup> April 2023)</p> <p><b>Rates Payable:</b> £698.60 (from 1<sup>st</sup> April 2023) (Small business rates multiplier)</p> <p>Must be noted that any incoming tenant wanting to make further enquiries regarding business rates should contact NNDR via the following email address <a href="mailto:Revenues.NNDR@West-Norfolk.gov.uk">Revenues.NNDR@West-Norfolk.gov.uk</a></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:</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>