

Property Services

Borough Council of
King's Lynn &
West Norfolk



To Let

29 King Street, King's Lynn, Norfolk, PE30 1ET




- 114.54 sq. m (1407 sq. Ft.)
- Office space

Telephone: 01553 616266

Email: 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 for 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>LOCATION:</p>	<p>The premises are located on King Street, which runs from the Tuesday Market Place in King's Lynn to the towns' famous Custom House – it sits within a stretch of buildings steeped with history and rich in architectural styles.</p>	 <p>Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.</p>
<p>DESCRIPTION:</p>	<p>The property forms part of the Guildhall Site which dates back to late 15th century and is a grade II listed building with a 19th Century façade. The property has been extensively refurbished in 2020/21 and is in good condition.</p>	
<p>ACCOMMODATION:</p>	<p>Total gross floor area = 114.54 m² (1233 Sq. Ft.)</p>	
<p>USE:</p>	<p>Town & Country Planning User Class E(g) i Office Use only.</p>	
<p>SERVICES:</p>	<p>Main services are available i.e. water, electricity, and drainage.</p>	
<p>EPC:</p>	<p>As the property is Grade II listed it does not require an EPC.</p>	
<p>TENANCY TERMS:</p>	<p>The unit is offered on a 6-year lease with the incoming tenant responsible for internal repair, decoration. The landlord is to be responsible for maintenance of the exterior and structure for which a service charge will be levied. The rent and service charge is payable monthly in advance by direct debit.</p>	
<p>INSURANCE:</p>	<p>The landlord will insure the building structure against normal 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>LEASE COSTS:</p>	<p>Rent: £17,000 + VAT Rent Deposit: 3 months minimum (A guarantor to the Lease may be required depending on circumstances) Service Charge: TBC</p>	

Rateable Value: £13,500 (From 1st April 2023 to 9 May 2023)
Rates Payable: £6,736.50 (From 1st April 2023) Small business rates

Must be noted that any incoming tenant wanting to make further enquiries regarding business rates should contact NNDR via the following email address Revenues.NNDR@West-Norfolk.gov.uk

The ingoing Tenant to pay Council's reasonable legal/Surveyor fees

VIEWING:

Viewing is only by appointment. For further information, please contact:

Property Services

Tel. No: (01553) 616266

Email: propertyenquiries@west-norfolk.gov.uk

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