

# Property Services

Borough Council of  
King's Lynn &  
West Norfolk



## To Let

### 45 Broad Street, King's Lynn, Norfolk, PE30 1DP

- Shop in Prominent Town Centre Location
- £18,500 per year + VAT
- Rear service yard
- 129.22sq. m (1,390.9 Sq. Ft).

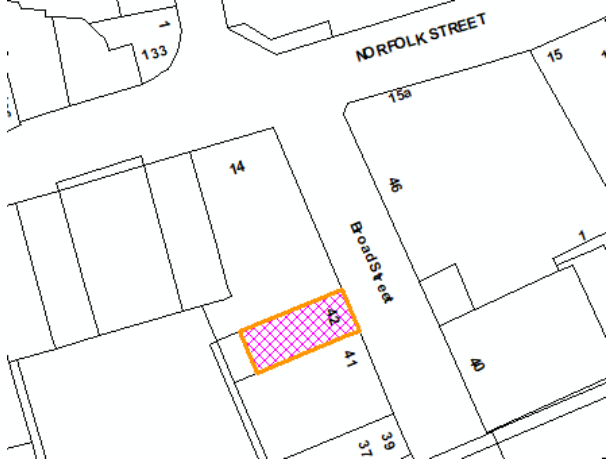


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The Property Services Section for themselves and for the Borough Council of King's Lynn and West Norfolk being Vendor or Lessor of this property, whose agents they are, give notice that:

- 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><b>LOCATION:</b></p>	<p>The premises are situated on Broad Street, a primary pedestrian access route to the redeveloped Vancouver Quarter, which has attracted retailers including T K Maxx, Deichmann Shoes, Superdrug, Poundland and Greggs. Established traders in the centre include Sports Direct, Holland &amp; Barrett, Sainsbury, and H&amp;M.</p>	 <p>Reproduced from the Ordnance Survey map with permission of the Controller of His Majesty's Stationery Office © Crown Copyright 2023.</p>
<p><b>DESCRIPTION:</b></p>	<p>The shop forms part of a block of 8 retail units and a second-floor residential accommodation on Broad Street in King's Lynn town centre. The premises consists of a ground floor lock up shop with first floor accommodation accessed via staircase. The WC and washroom are located at first floor level. There is a service yard to the rear.</p>	
<p><b>ACCOMMODATION:</b></p>	<p>Ground Floor – 69.58 sq.m / 749 sq. Ft) First Floor – 59.64 sq.m / 642 sq. Ft)</p>	
<p><b>USE:</b></p>	<p>Retail and Shops – Planning use class E (a,b,c)</p>	
<p><b>SERVICES:</b></p>	<p>Services available are water, electricity, and drainage. A gas supply may be possible but there is not one at present. A quote for gas connection can be sought from Cadent, but the landlord's approval would also be needed.</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 maintenance of the exterior, structure, and communal areas for (including car-parking areas, surrounding landscape etc.) for which a service charge will be levied on the tenant.</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>ENERGY RATING</b></p>	<p>EPC Grade D</p>	
<p><b>LEASE COSTS:</b></p>	<p><b>Rent:</b> <b>Service Charge:</b> <b>Rent Deposit:</b>  <b>Rateable Value:</b> <b>Rates Payable:</b> multiplier)</p>	<p>Asking rent £18,500 per annum plus VAT £925 pa + VAT (approx.) 3 months minimum (A guarantor to the lease may be required depending on circumstances) £13,250 (from 01/04/2024) £6,611.75 from 01/04/2024 (Small business rates multiplier)</p>

As the Rateable Value is less than £15,000 this property may be eligible for Small Business Rate relief depending on your circumstances. 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](mailto:Revenues.NNDR@West-Norfolk.gov.uk)

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

**VIEWING:**

For viewing and further information, please contact:

**Property Services**

**Tel. No: (01553) 616266**

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

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