



01553 770771 | KingsLynnCommercial@Brown-co.com



18-20 Railway Road King's Lynn, PE30 1NF
TO LET - Guide Rent £15,000 pax Retail
£8,500 pax Office

Brand-new commercial units

- Prominent corner showroom unit with return frontage
- Quality self-contained ground-floor office suite
- Offered ready for fitting out to occupiers requirements
- On main arterial route and adjacent 'Sainsbury's' car park

135 sq m (1,453 sq ft) Retail
90 sq m (969 sq ft) Office



Location

The property is prominently located on the western-side of Railway Road on the corner of Albion Street, adjacent to the Bus Station and Sainsbury's car park and lies on the edge of the Vancouver Quarter, the main town centre shopping precinct.

The showroom faces directly onto Railway Road, the principal arterial route serving the town centre, and lies opposite the busy Wellesley Street junction, enjoying exceptional prominence to passing traffic whilst the office unit faces the Paradise Lane exit of Sainsbury's shoppers car park. Railway Road supports a range of trades and businesses including several restaurants.

King's Lynn is an important sub-regional centre and administrative capital of West Norfolk and supports a broad commercial base. The town is served by the A10, A17 and A148/9 main roads and a mainline rail service to London King's Cross 1hr 40 min. The Vancouver Quarter supports numerous national retailers including Sainsbury's, B&M, Wilkinsons, Poundstretcher, Marks and Spencer and Debenhams. A new H&M store is under construction.

From the agents office, take the High Street from the Tuesday Market Place and turn left into Norfolk Street and follow to Broad Street to the new H&M store. Turn left to the Bus Station and follow across to Albion Street where the property will be found on the right.

Description

Formerly the site of the Blockbuster store, the properties form part of an attractive, high quality mixed-use development by Freebridge Community Housing Association who will retain the 8 flats to the upper floors. Both ground floor units are available to let, in shell condition, for a variety of uses on new commercial leases.

The showroom unit comprises an open-plan ground floor unit with three large full depth display windows to Railway Road and two further display windows to Albion Street and a corner entrance.

The office unit also has a corner entrance and has three double-hung sash windows to the front and side. There is a rear door to each unit.

Accommodation

Gross Internal Floor Areas	sq m	sq ft
Retail Unit	135	1,453
Office Unit	90	969

Services

All mains service connections are understood to be available.

Business Rates

To be assessed.

Terms

The properties are offered to let on new conventional tenant full repairing and insuring leases for a term of years to be agreed. The tenant will be responsible for fitting out to their required specification, but the landlord is willing to accept a stepped-rental which reflects the tenant's costs.

VAT

It is understood that VAT is not applicable.

Legal Costs

The incoming tenant will be expected to bear the Landlord's legal costs incurred in the preparation of the lease.

EPC Rating

EPC has been instructed.

Further Information

Planning - Railway Road is a mixed-use area and the properties are considered suitable for a wide range of uses including retail, showroom, office, clinic, consulting rooms, meeting rooms, healthcare, gallery.

Viewing

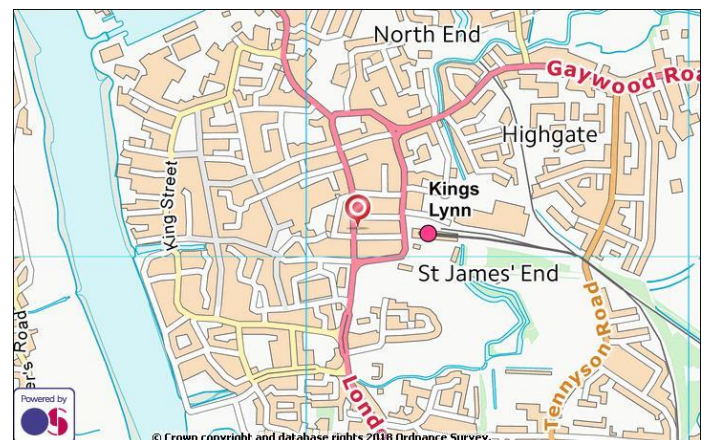
Strictly by appointment with the Letting agent:-

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
Norfolk,
PE30 1JJ

John Weston

01553 778061
john.weston@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granita Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 22 January 2019