



COMMERCIAL UNIT

46,791 Sq Ft

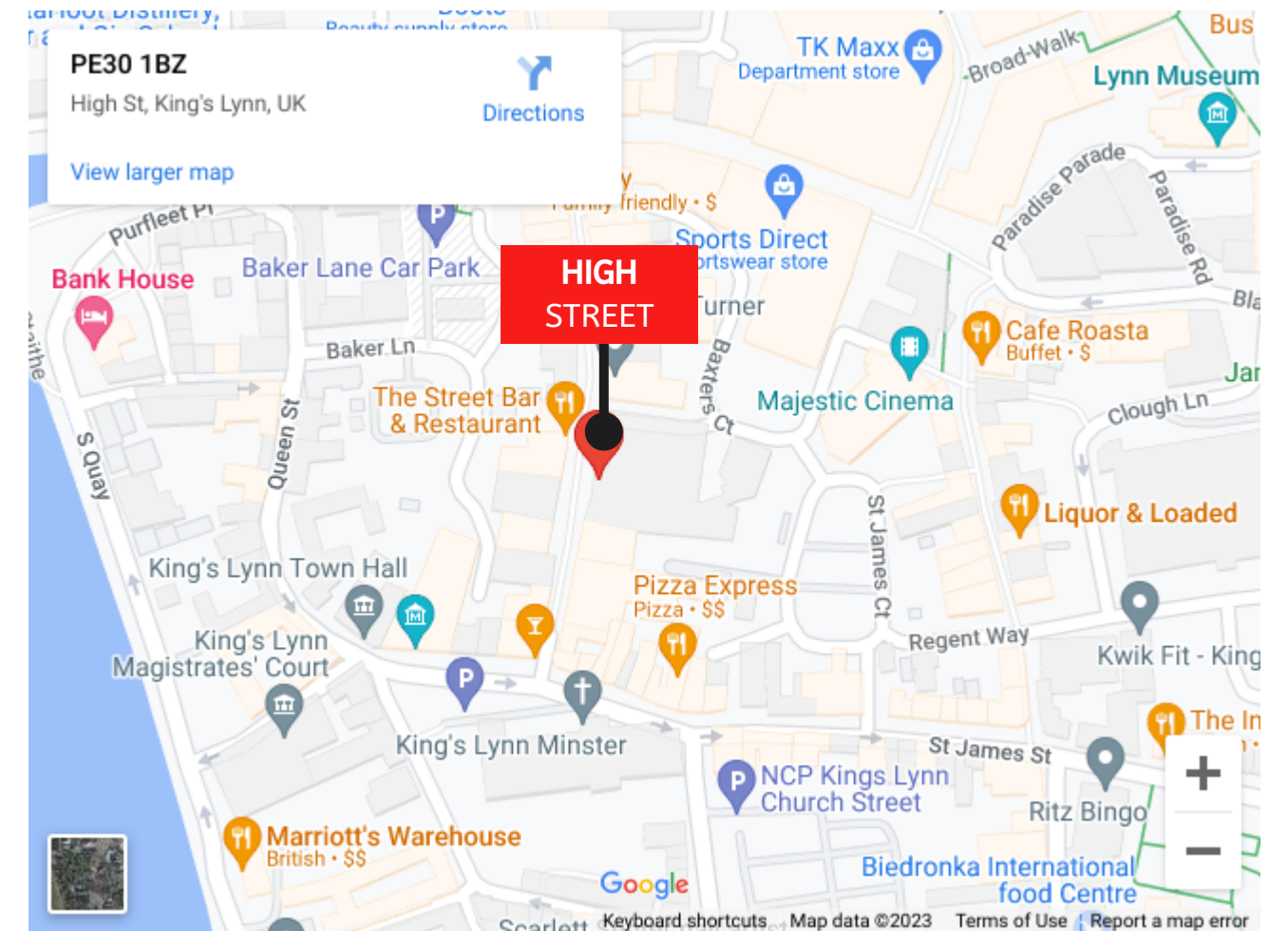
High St, Kings Lynn, Norfolk, PE30

TO LET



## LOCATION

The town benefits from good road communications, being alongside the A47, which links the town to both Norwich and Peterborough and the A10, which is the main road to Cambridge.







# COMMERCIAL UNIT

## 46,791 Sq Ft

High St, Kings Lynn, Norfolk, PE30

# TO LET



### THE PROPERTY

This spacious property was previously Debenhams offered as a retail space.

This premise is located on the High Street itself which benefits from a large number of independent boutique-style shops.

High Street is a key location in the Kings Lynn lying between existing residential communities.

The market town of King's Lynn is situated in Norfolk approximately 40 miles (64 km) north of Cambridge, 42 miles (72 km) north west of Norwich and 37 miles (56 km) north east of Peterborough. The town benefits from good road communications, being alongside the A47, which links the town to both Norwich and Peterborough and the A10, which is the main road to Cambridge.

### RENT

£25,000 p/m

### RATES

Interested parties are advised to make their own enquiries to the local Authority.

### VAT

VAT may be applicable.

### FLOOR AREA

46,791 Sq Ft

### TERMS

To be let a new lease for a term to be agreed.

### LEGAL COST

Each party to bear their own legal costs.

### EPC

Rating: Band C

### VIEWING

Please contact us.

### FEATURES



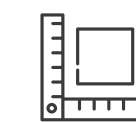
24 Hr Access



WCs



Erith



46,791 Sq Ft



Storage Area

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe Warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor.