

PRIME RETAIL UNIT TO LET

6a-6b Norfolk Street, Kings Lynn

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Newly refurbished units to let in a prime pitch within the town

LOCATION

The subject units are situated on the pedestrianised Norfolk Street and are adjacent to **WH Smith** and opposite **Caffe Nero** and **The Entertainer**.

Other retailers in close proximity include **Ernest Jones**, **The Works**, **Waterstones**, **EE** and **Marks & Spencer**.

TENURE

The property is available on a new full repairing and insuring lease, for a term of years to be agreed.

RENT

Unit 6a

£25,000 per annum exclusive of rates, service charge & VAT.

Unit 6b

£35,000 per annum exclusive of rate, service charge & VAT.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Unit 6a

Ground Floor Area 42.6 sq m 459 sq ft
First Floor Area 28.3 sq m
305 sq ft

Unit 6b

Ground Floor Area: 88.3 sq m 950 sq ft



Number	Rateable Value (2017/2018)
6a	£23,750
6b	£29,000

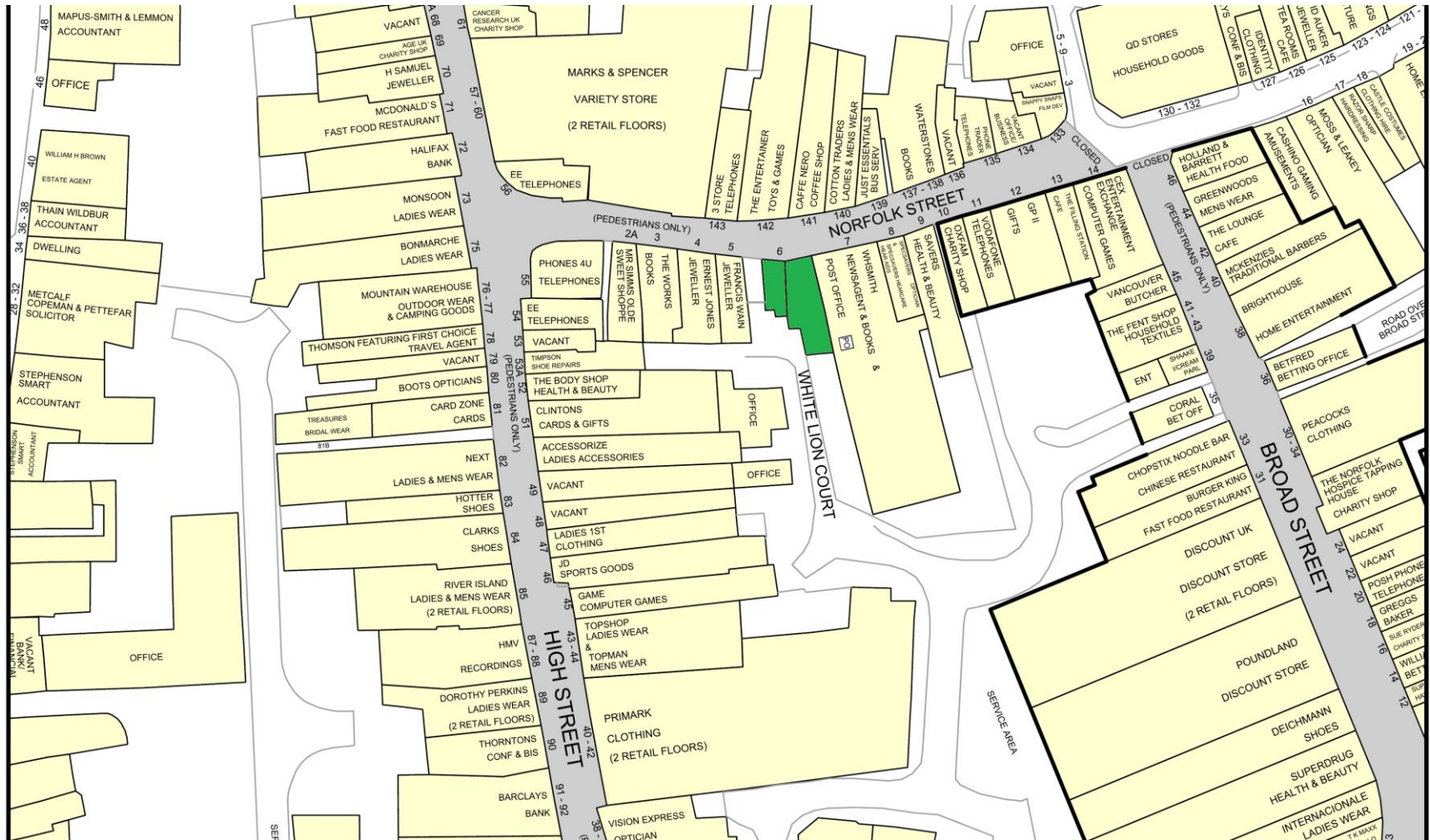
Interested parties should verify these figures with the Borough Council of Kings Lynn and West Norfolk (01553 616200).

INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
Nick@fawcettmead.co.uk

Subject to contract



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