

**TO LET**

**New Lease**

## Ground Floor Office Unit

Historic Town Centre Location with frontage to Queen Street



- Smart modern Office Suite : self-contained.
- Ideal position in Historic quarter
- Windows to road - grand entrance way
- Rent inclusive of Central Heating
- Parking subject to availability on Separate Licence
- **RENT: £690 pcm, ex. Easy IN/OUT terms**

**Unit 1/2**  
**Thoresby College**  
**Queen Street**  
**King's Lynn PE30 1HX**

Folio: T/216tc



**Unit 1/2, Thoresby College, Queen Street, King's Lynn, PE30 1HX**

**Location** A self-contained, smart office unit within Grade 1 listed Thoresby College, fronting onto Queen Street with views directly across to the Town Hall. This is an ideal location in the town centre, just off Saturday Market Place. Parking space available separately.

**Description** Ground Floor unit with 2 separate offices of a good size, kitchen, WC & storage.

**Accommodation**

Office #1: 15'7" x 12'2" ..... 191 sq ft  
 Office #2: 11'4 x 11'6" ..... 276 sq ft  
 Kitchen: 15'6" x 5'2" ..... 80 sq ft  
 WC

**Lease** The premises are available on easy in/out terms. Minimum initial period 1 year (three-year agreement, mutual break option after 1 year on 2 months' notice at any time). Tenant responsible for internal repair and decoration. Landlord responsible for main structure. 3 x months rent payable on commencement with monthly rental payments thereafter, beginning month 4, in advance.

**Tenancy Applications** Interested parties will need to complete a Commercial Tenancy Application Form available from the Agents. There is a Tenancy Application Fee payable of £120 (inc VAT).

**Rent**

£690 pcm, ex. (NB The rent is quoted exclusive of VAT, if applicable). The rent includes the provision of CH, and excludes electricity and water.

**EPC**

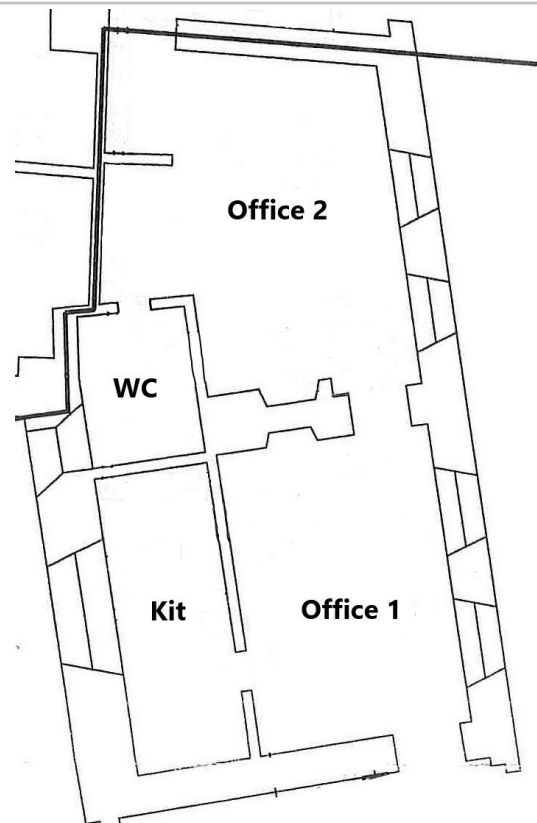
Understood to be currently exempt due to listed status.

**Business Rates** The VOA website indicates a Rateable Value of £4850. Note: *When business rates become payable again this is likely to continue under the previous small business rates relief scheme at 100% relief.*

**Legal Costs** Ingoing tenant to be responsible for the Landlords reasonable legal costs in connection with the transaction.

**Viewing** Further details and arrangements for viewing may be obtained from **LANDLES**.

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the sole letting agents Agents, **LANDLES**.



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