

TO LET - New Lease

Ground Floor Office Unit

Historic Town Centre Location Backing onto Quayside



- Self-Contained with Independent Side Access
- Parking subject to availability on Separate Licence
- Gas Fired Radiator Central Heating
- **RENT: £950 pcm, ex**

20 Thoresby College
Queen Street
King's Lynn
PE30 1HX

Folio: T/231tc

Blackfriars Chambers | Blackfriars Street | King's Lynn | Norfolk | PE30 1NY

Tel **01553 772816** E info@landles.co.uk | www.landles.co.uk

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Commercial property agents & valuers



20 Thoresby College, Queen Street, King's Lynn, Norfolk PE30 1HX

Location Thoresby College is a Grade I Listed property situated in the heart of Historic Lynn (off the Saturday Market place) comprising of both residential & commercial units situated around a picturesque central quadrangle. All of the towns amenities are within a short walking distance including High Street, South Quay and transport hubs.

Description A Ground Floor unit with 4 Offices, Kitchenette area and WC.

Accommodation

Office #1: 20' x 14' & 10'8" x 5'10" 345 sq.ft.
 Office #2: 12'2" x 7'4" 90 sq.ft.
 Office #3: 21'4" x 13'1" 278 sq.ft.
 Office #4: 8'5" x 7' 60 sq.ft.
 WC

Rent £950pcm, ex

VAT The rent is quoted net of VAT, if applicable.

Lease The premises are available to let on a new lease for an initial term of 3 years, with mutual break option exercisable after 1 year on months' notice at any time. Tenant responsible for internal repairs, decoration and servicing of heating system. Landlord responsible for main structure, external decoration and placing of buildings insurance. 3 months rent payable upon commencement of the lease. The lease is to be contracted outside of the security of tenure provisions of the 1954 Landlord & Tenant Act.

Tenancy Application Interested applications should fill out a Tenancy Application Form available from the Agent's offices. Tenancy application fee payable @ £120, inc VAT, to the Agents.

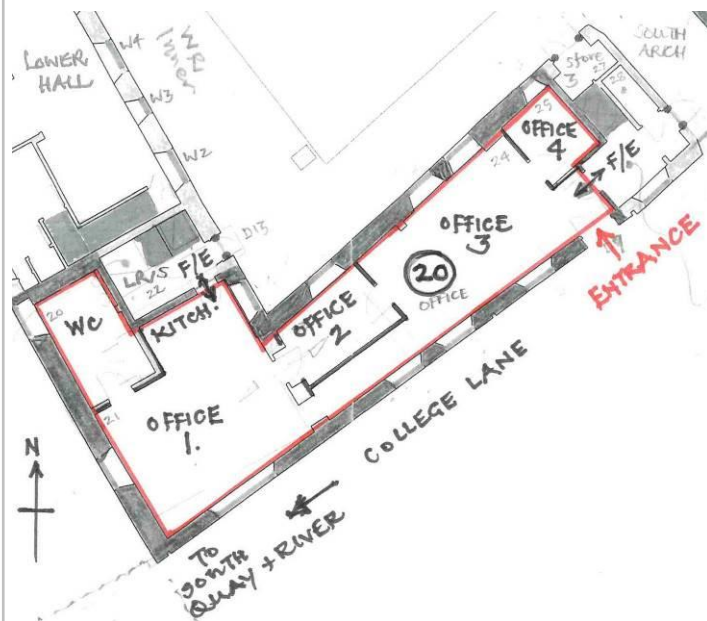
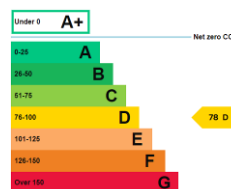
Business Rates The VOA website indicates a current Rateable Value of £4,350. At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief.

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 Agents, **LANDLES**.

EPC Band D



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Blackfriars Chambers, Blackfriars Street
 King's Lynn PE30 1NY

t: 01553 772816 e: info@landles.co.uk

w: www.landles.co.uk