



TO LET

New Lease

Detached Commercial Unit

(Former Nursery)

MAY SUIT: Offices/Consulting rooms/Artisan craft/Food production/Art studio/Workshop (Subject to planning)



- Self-contained office/studio/workshop
- GIA - Approx. 575 sq.ft.
- Ample parking
- **RENT: £600 pcm**

West Newton

Norfolk

PE31 6AT

Folio: 11242





Commercial Unit, West Newton, King's Lynn, Norfolk, PE31 6AT

Location

West Newton is a delightful village located in North West Norfolk, approximately 6 miles north of King's Lynn and 12 miles from Burnham Market and Holkham. The premises is centrally situated in the village, just off the A149 main coast road, with easy access from the A148, making it an appealing spot for business.

Description

This single storey detached former nursery premises offers approximately 575 sq. ft. of versatile space, perfect for a small business, and may suit offices, consulting rooms, studio art / craft / artisan food production etc. (subject to planning).

Accommodation

Entrance door to hall.

Room 1: 15'9" x 15'3"

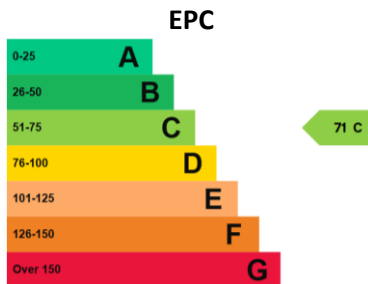
Opening to

Room 2: 12' x 10'

Kitchen

2 x Separate WC's

Store room



Outside, the fenced garden area is complete with a shed and storage spaces for equipment or supplies. The premises also benefit from electric heating. Ample parking, with existing spaces available and the option to create additional parking if needed.

This property presents a unique opportunity for those seeking a well-located, functional space with external space in a charming village setting.

Lease

The premises are available to let by way of a new lease, on the following main terms: Tenant internal repairs and decoration, initial term of 3 years, Mutual break option after 1 year and at any time thereafter with 2 months' notice. Provision of Rent Review at second anniversary and annual reviews thereafter. The lease is to be contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act.

Rent

£600 per calendar month. The Agents are advised that VAT is not applicable to the rent. 3 x months payable in advance upon commencement.

Business Rates

The VOA website indicates a Current Rateable Value of £2,400. At the present time Rateable Values below £12,000 can 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**.

Tenancy Application Form

Interested applicants should fill out a Tenancy Application Form available from the Agent's offices. Tenancy application fee payable @ £120, including VAT, to the Agents. All applications will be considered on their individual merits.

www.

klcomprop.com 

LANDLES

Sales | Lettings | Valuations
COMMERCIAL PROPERTY

Since 1856

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

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

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.