

**TO LET**

**New Lease**

## North Wing - The Old School, Castle Rising Multi-Purpose Commercial Unit

Suit a variety of businesses - Retail – Studio – Office – Workshop (STP)

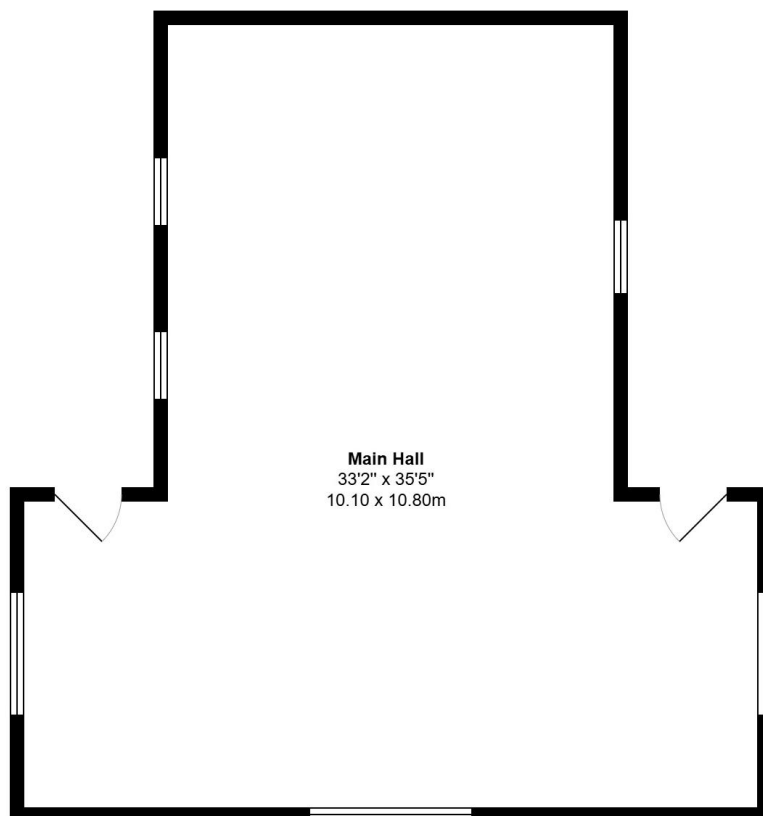


- Delightful position in centre of village
- Approx. 900 sq.ft.
- Ample parking
- **RENT: £13,500 pax**

North Wing  
The Old School  
Castle Rising  
King's Lynn  
PE31 6AG







North Wing, The Old School, Castle Rising, PE31 6AG

Total Area: 900 ft<sup>2</sup> ... 83.6 m<sup>2</sup>

All measurements are approximate and for display purposes only

## North Wing, The Old School, Castle Rising, King's Lynn, Norfolk, PE31 6AG

**Castle Rising** is a renowned conservation village and famous for its Norman Castle, situated approximately 3 miles north of King's Lynn, with the popular Woottons close by. The village is home to a range of local amenities including tea rooms, a public house, offices, dentist, salon and other retail. The property enjoys easy access to the main road network via the A149, with King's Lynn just 3 miles south offering a wider range of services together with a mainline rail link to London King's Cross via Cambridge.

**North Wing, The Old School**, forms part of a distinctive and characterful converted former school, providing adaptable commercial space suitable for a variety of uses (subject to planning). Current planning consent (A1 retail) was granted in 2015 for clothes retailing. The accommodation is arranged as a single large open plan room, with WC facilities, and benefits from high ceilings with exposed trusses, excellent natural light, and gas-fired warm air heaters. The premises present a rare opportunity to occupy prime commercial space within a landmark building at the heart of Castle Rising.

### Accommodation

Width (max): 33' 2"

Length (max): 35' 5"

Gross Internal Area: Approx 900 sqft / 83.6 cm

### Lease

The premises are available to let on a new lease for a suggested term of 6 years, by negotiation. Rent reviews 3 yearly. Tenant fully repairing and insuring (FRI).

The lease to be contracted outside of the security of tenure provisions of the 1954 Landlord & Tenant Act

### Rent

£13,500 per annum, ex VAT. (NB The rent is quoted exclusive of VAT, if applicable).

### Business Rates

The VOA website indicates a current Rateable Value of £8,600. Note: At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief

### Services

All main services. These services and related appliances have not been tested. Space heating via gas warm air heaters.

### Legal Costs

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

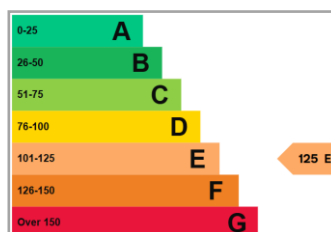
### Viewing

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 E / 125



www.

**klcomprop.com**

**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.

# 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](mailto:info@landles.co.uk)

w: [www.landles.co.uk](http://www.landles.co.uk)