



Attractive Town Centre investment

Let to TG Jones Retail Holdings Ltd t/a TG Jones

Rent: £70,000pa

Expiry: 24th June 2029

Price: O/O £675,000

Location

Norfolk Street is one of Kings Lynn's oldest streets and is a valuable element of the town's historic character. Within the contemporary town, Norfolk Street is an important pedestrian route into the town that is lined by local, independent retailers and businesses. Together with the High Street, Norfolk Street forms the prime retailing pitch in the town.

The property is situated on a busy thoroughfare in the heart of Kings Lynn town centre, nearby the waterfront, bus station and other local amenities. The premises occupies a prominent trading position on the pedestrian section of Norfolk Street. Importantly, the property also comprises the town's main post office facility.

Located opposite Caffè Nero, TJ Jones shares the locality with major high street brands such as Marks & Spencer, Boots and Holland and Barratt as well as other independent stores that complement the prominent harbour market town.

Accommodation

The property is of traditional construction and occupies a prominent position on Norfolk Street. The property is arranged over two floors, with the ground floor accommodating a substantial retail area forming the majority of the space.

Situated at the rear of the store is the post office customer service counter and financial advisory room. A storage space and area to access the service lift finishes the ground floor plate.

The upper floor currently includes a large storage space, offices and staff facilities. The layout provides options for future development and alternative uses. The property benefits from a large loading and parking area at the rear via Broad Street, with space for at least 10 cars.

The premises extend to the following approximate areas:

Ground Floor: 7,556 sq ft / 702 sqm
First Floor: 6,082 sqft / 565 sqm

Tenancy

Let to TG Jones Retail Holdings Ltd Ltd until 24th June 2029 on a FRI lease at a passing rent of £70,000pa.

Price

Offers over £675,000

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



Viewing strictly by appointment with BRITTON PROPERTY -

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