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**FREEHOLD SHOP  
FOR SALE OR  
TO LET**



**KINGS LYNN, NORFOLK**  
**38-40 BROAD STREET, PE30 1DP.**

## LOCATION

Kings Lynn is a seaport and attractive market town and is the principal town of West Norfolk with a resident population of approximately 43,000. The town is located 36 miles northeast of Peterborough, 44 miles north of Cambridge and 44 miles west of Norwich.

Major multiple retailers located in the town include **M&S, Boots, Primark, H&M Sainsburys** and **WH Smith**.

## DESCRIPTION

The property comprises a modern double-fronted retail unit with storage/staff accommodation at first floor level and is situated in a busy pedestrianised location on Broad Street adjoining the entrance to the Vancouver Centre.

Nearby occupiers include **CEX, Burger King, Holland & Barrett, Greggs, Poundland, Superdrug, Bet Fred** etc.

## ACCOMMODATION

|                                    |                    |                   |
|------------------------------------|--------------------|-------------------|
| <b>Ground Floor Internal Width</b> | <b>45'0"</b>       | <b>13.7 m</b>     |
| <b>Shop Depth</b>                  | <b>55'0"</b>       | <b>16.8 m</b>     |
| <b>Ground Floor Sales</b>          | <b>2,600 sq ft</b> | <b>241.6 sq m</b> |
| <b>First Floor Storage/Staff</b>   | <b>1,684 sq ft</b> | <b>156.5 sq m</b> |

## FREEHOLD PRICE

The property is available freehold at **£400,000**.

## LEASE

Alternatively, the property is available by way of a new 10 year lease with a Year 5 rent review at a commencing rental of **£35,000 per annum** exclusive.

## RATES

|   |                |
|---|----------------|
| <b>Rateable Value (2023)</b>  | <b>£35,000</b> |
| <b>Interested parties are advised to make their own enquiries regarding rates payable for 2024/25</b> |                |

## VIEWING

Strictly by prior appointment with **ROBERT ALSTON** (07768 650446) or joint agent **CAROL COOPER** of Francis Darrah (01603 666630)

## EPC

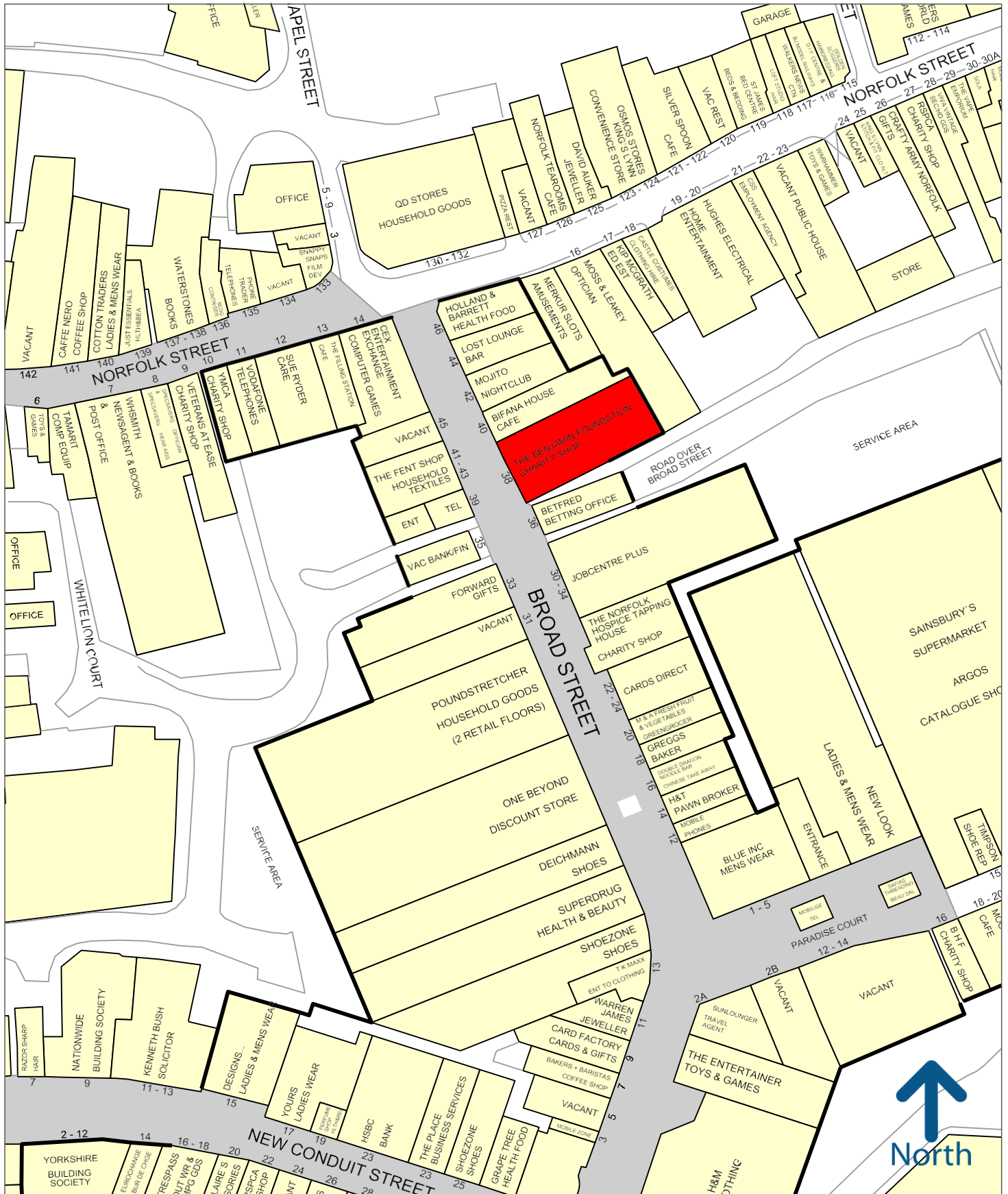
A copy of the Energy Performance Certificate is available on request.

# KINGS LYNN

38-40 BROAD STREET, PE30 1DP.



**ROB ALSTON**  
RETAIL



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