

Town Centre Shop - To Let

102 High Street, Kings Lynn, Norfolk, PE30 1BW

Merrifields



Size: 1,568 Sq Ft

Retail unit located on High Street, Kings Lynn


Suitable for retail and other uses within Class E

Approx. 910 sq ft of retailing space

GF retailing/café with upper parts of stores/office

Available on TO LET on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

The property is situated on a prominent position within the historic town centre of King's Lynn, a well-established market town in West Norfolk. The immediate vicinity comprises a vibrant mix of national and independent occupiers, including Primark, M&S, Greggs and Boots. The property is also well connected by road, with the A47 providing access to Norwich and Peterborough.

The ground floor accommodation provides an open plan café, with a counter and small filing room. To the rear, the property offers a larger storage room, an accessible WC and office, with stairs leading up to the first floor, with the specification including a suspended ceiling with inset lighting, vinyl flooring and electric panel heating.

The first floor accommodation offers a further two WCs, kitchen and two large offices with the specification including carpeting, strip lighting and electric wall panel heating.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Ground Floor	84.54 Sq M	910 Sq Ft
First Floor	61.13 Sq M	658 Sq Ft
Total	145.67 Sq M	1,568 Sq Ft



Availability

The property is available TO LET on terms to be agreed.

Rent

£16,000 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The Rateable Value is £16,500 (2026).

Service Charge

None.

Costs

The tenant will cover any abortive costs incurred by our client.

Use & Planning

The premises have most recently been used as a café within an E Class use. The property may be suitable for alternative uses within an E Use class (STPP).

EPC

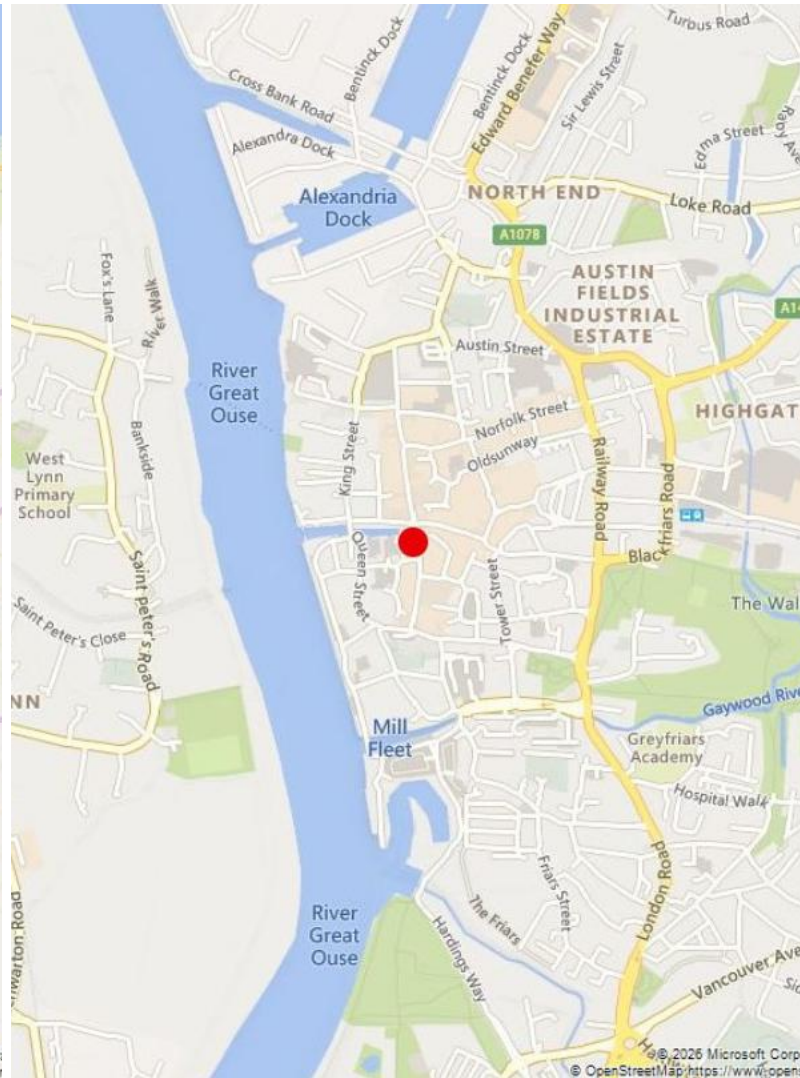
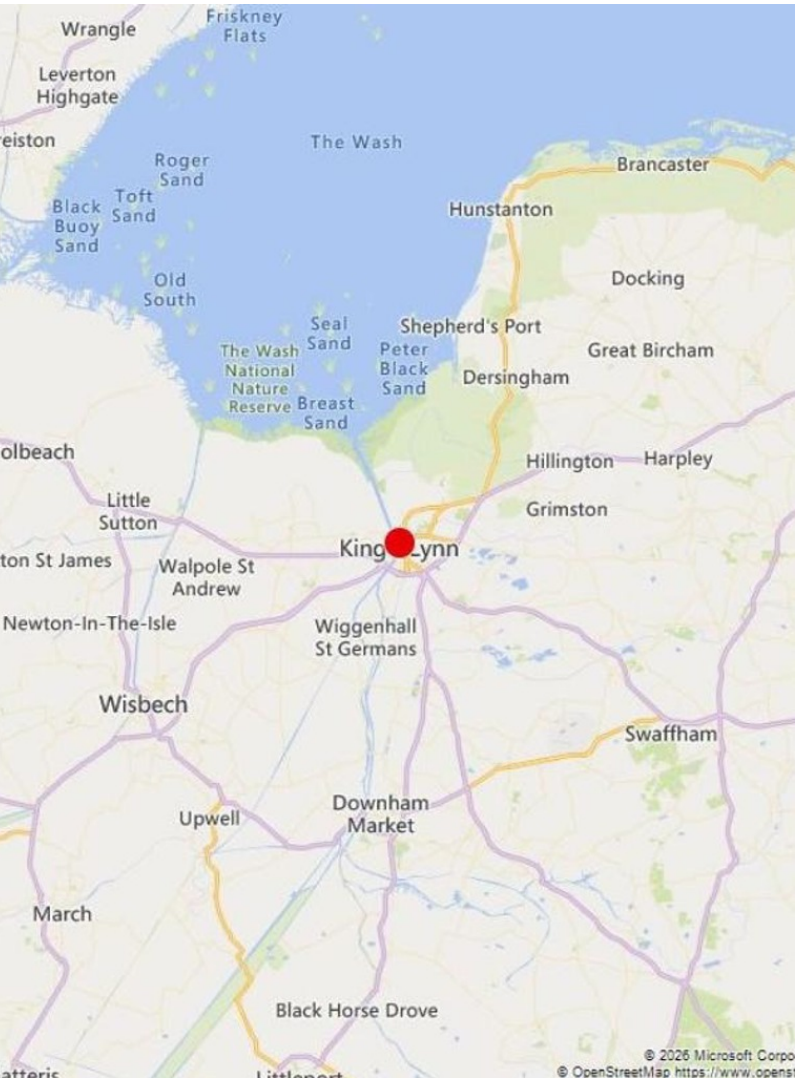
The EPC rating is E (107).



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Viewing & Further Information

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REF: A000903 / 02.06.26

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