

Unit B, Downham Market Trade Park, 1 St Johns Way Downham Market, PE38 0QQ

Eddisons Incorporating Banks Long & Co

Eddisons

# Unit B, Downham Market Trade Park

1St Johns Way, Downham Market, PE38 0QQ



### For Viewing & All Other Enquiries Please Contact:



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OVERVIEW

**DESCRIPTION** 

LOCATION

IMAGES

PLANS

## **Property**

The property comprises a brand new mid-terrace unit.

The accommodation will is of steel portal frame construction with corrugated sheet clad elevations and similarly clad roof. It is finished to a shell specification with a solid concrete floor, and WC installed.

Externally, there is allocated car parking and communal parking, loading and circulation.

#### Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

| Area      | m <sup>2</sup> | ft <sup>2</sup> |
|-----------|----------------|-----------------|
| Total GIA | 325            | 3,500           |

## **Energy Performance Certificate**

Rating: B37

#### **Services**

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Ingoing Tenants are to arrange for their own electricity supply contract and meter installations. MPAN Numbers will be provided on request.

There is potential for Electric Vehicle charging points to be installed if required by the occupiers.

## **Town & Country Planning**

We understand that the property has planning consent for B2, B8 and E(g) (iii) (plus ancillary trade counter) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

#### **Rates**

Charging Authority: King's Lynn & West Norfolk DC Council

**Description:** Workshop and Premises

 Rateable value:
 \$20,750

 UBR:
 0.512

 Period:
 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

#### **Tenure**

The freehold of the property is available **For Sale.** Alternatively. It is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

#### Price/Rent

Price = **£580.000** 

Rent = £35,000 per annum exclusive

## **Service Charge**

Service charge budget available upon request.

#### **VAT**

VAT may be charged in addition to the price/rent at the prevailing rate.

## **Legal Costs**

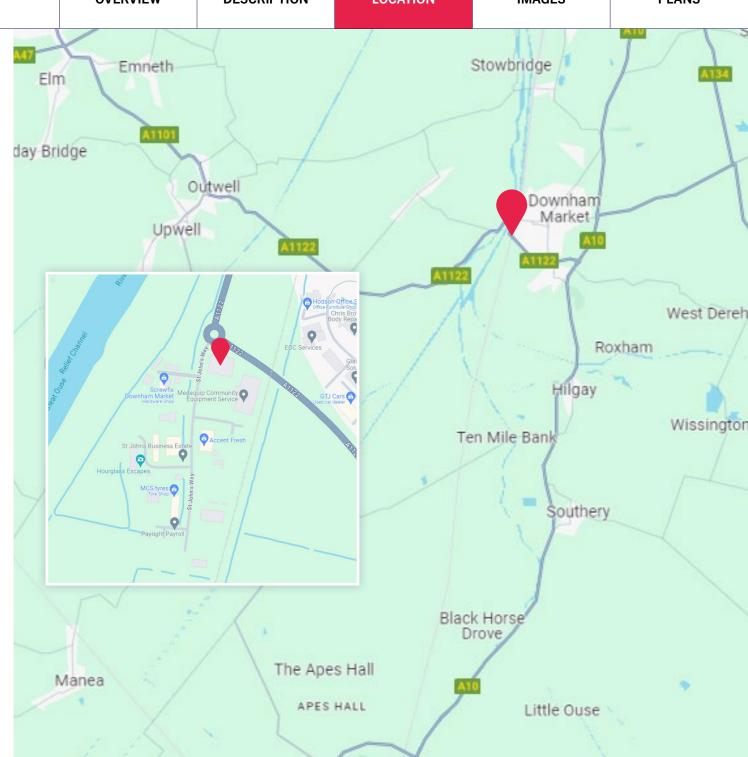
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

# Location

Downham Market is located on the edge of the Fens and is the Borough's second largest town, with a population of around 10,000 at the 2011 census. With the town sitting at the junction

of the A10 King's Lynn/London Road & the A1122 Wisbech/Swaffham Road, it is easy to see why Downham Market has experienced significant amounts of growth over recent years and become a popular commuter town.

The site commands a prominent spot overlooking the A1122 within the principle employment area of the town and has a strong frontage line along the northern boundary.



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