

Property Services

Borough Council of
King's Lynn &
West Norfolk



To Let

Garage Site 3 land, Church Lane, Roydon, Norfolk




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The Property Services Section for themselves and for the Borough Council of King's Lynn and West Norfolk being Vendor or Lessor of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations for fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of the Borough Council of King's Lynn and West Norfolk's Property Services Section has any authority to make or give any representation or warranty whatever in relation to this property.

DESCRIPTION:	A lock-up garage which is situated on land at Church Lane, Roydon, Norfolk. The garage forms part of a block of four which the Borough Council licence out.
SERVICES:	There are no services available.
TENANCY TERMS:	<ul style="list-style-type: none"> • Annual licence agreement which shall continue from year to year until determined by either party. • To pay all existing and future rates taxes assessments and outgoings (if applicable) no or hereafter imposed charges upon the owner or occupier of the garage. • The Licensor gives the Licensee the right to use Land for the standing of one private lock-up garage. • To obtain the written consent in advance from the Council with regard to the size, type structure and the like of ONE Lock-up structure to place upon the Land (There is already a structure in place and if the Tenant chooses to retain this they will be obligated to remove at the end of the licence). • To manage the land in a fair and proper manner and not to use the Land for any trade or business whatsoever. If the tenant chooses to erect a new structure they will be responsible for removal of the existing one. • Not to use the land in such a way to cause any nuisance, damage, disturbance to the garage or adjoining or neighbouring property owners. • Not to store any combustible or inflammable materials upon on the land • To maintain the structure on the land in a suitable condition for use as a garage.
LICENCE FEE	Rent: £600.000 including VAT per annum
LICENCE CONTRIBUTION COSTS	£100 for the Licence Agreement to be drawn up.
FURTHER INFORMATION:	<p>For viewing and further information, please contact Property Services</p> <p>Property Services</p> <p>Tel. No: (01553) 616266</p> <p>Email: propertyenquiries@west-norfolk.gov.uk</p> <div style="text-align: right;"> <p>Borough Council of King's Lynn & West Norfolk</p>  </div>