

# FOR SALE - FREEHOLD

## Mixed Commercial & Residential Premises

With Parking, Yard and Flat with Independent Access



- Prominent premises with frontage onto main town feeder road
- Excellent visibility for business advertisement
- Parking
- Ground Floor Commercial – Large First Floor 2 Bed Flat – Separate Access
- **GUIDE PRICE: £215,000 (ex VAT)**

**25 & 25A**  
**London Road**  
**King's Lynn**  
**PE30 5PY**

Folio: L/618tc

Blackfriars Chambers | Blackfriars Street | King's Lynn | Norfolk | PE30 1NY

Tel **01553 772816** E [info@landles.co.uk](mailto:info@landles.co.uk) | [www.landles.co.uk](http://www.landles.co.uk)

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LETTING ? Call for an MA



Commercial property agents & valuers





**Location:** King's Lynn is a busy historic market town situated in West Norfolk. The towns amenities serve a wide area covering North & West Norfolk, Northern Cambridgeshire and Southern Lincolnshire. The town is well connected with mainline railway to London Kings Cross via Ely & Cambridge and at A47 trunk road provides easy access to the nearby cities of Norwich & Peterborough. This well-known local premises occupies a prominent position fronting onto London Road – one of the main feeder roads into King's Lynn town centre.

**Description:** 25 London Road is a Grade II Listed late Georgian former private dwelling which was converted into a bank with manager's accommodation above. More recently the premises has been used as offices and by a local firm of undertakers. There is a particularly spacious two bedroom flat to the first floor with independent access at the side from London Road.

#### Accommodation:

##### Ground Floor – Commercial – NIA c.906 sq.ft

Canopy porch with entrance door to;

Hallway

Front Office 17' 6" x 15' 10" (5.33m x 4.83m)

Rear Office 11' 10" x 10' 11" (3.61m x 3.33m)

Rear Internal Hallway

WC

Kitchen

Rear Store 1 14' 1" x 12' (4.29m x 3.66m)

Rear Store 2 10' x 9' 2" (3.05m x 2.79m)

#### Residential Flat

Ground Floor Entrance & Hallway. Stairs to;

First Floor Landing

Living Room 16' 8" x 15' 7" (5.08m x 4.75m)

Breakfast Kitchen 15' 6" x 9' 8" (4.72m x 2.95m)

Bedroom 1 15' 7" x 14' 9" (4.75m x 4.5m)

Bedroom 2 11' 8" x 10' 3" (3.56m x 3.12m)

Bathroom

**Parking, Access & Right of Way:** There is vehicular parking available in the rear, hard surfaced yard. This area can be accessed via the coaching archway off London Road, or via the understood vehicular right of way from Hospital Walk over the neighbouring premises at the rear. That same neighbour has a pedestrian access down the right hand side to access adjoining courtyard garden.

#### Business Rates & Council Tax:

25 London Road – RV £5,000

N.B. At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief.

25a London Road – Council Tax Band B

**Services:** All main services are understood to be available. Applicants must make their own enquiries of the relevant authorities. These services and related appliances have not been tested.

**VAT:** The purchase price is quoted net of VAT, if applicable.

**Viewing:** Further details and arrangements for viewing may be obtained from **LANDLES**.

**Negotiations:** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.

#### Tenure: Freehold

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

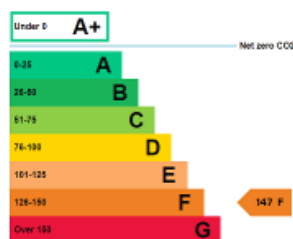
Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

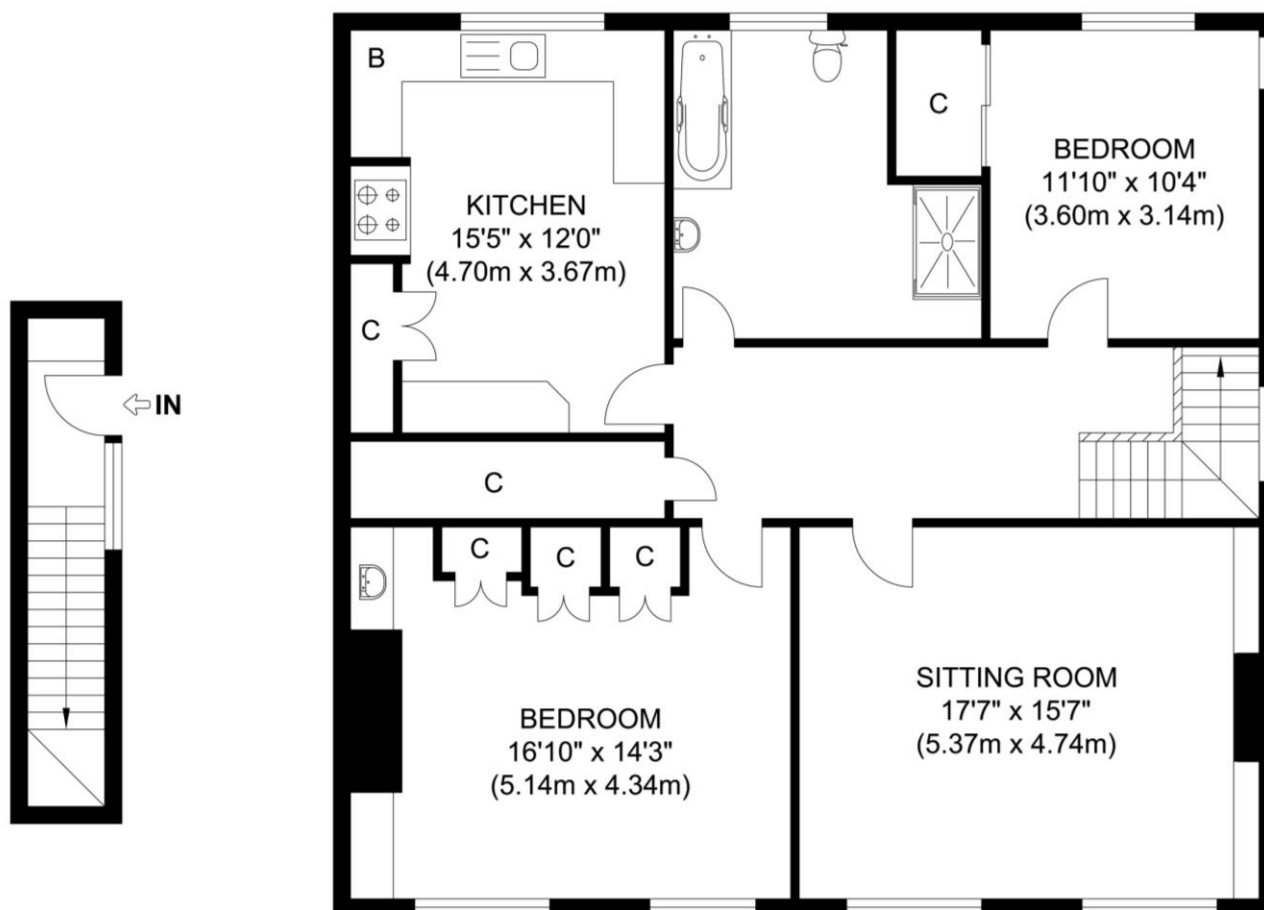
#### EPC:

25 London Road – F

25a London Road - D



Score	Energy rating	Current	Potential
81-91	A		
69-80	B		
55-68	C		
39-54	D	65 D	77 C
21-38	E		
1-20	F		
1-20	G		

25a London Road – FloorplanGROUND FLOOR  
ENTRANCE

FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 1213.20 SQ.FT. (112.71 SQ. M.)

**25A London Road, King's Lynn, PE30 5PY**

Illustration for identification purposes only, measurements are approximate, not to scale.

www.

**klcomprop.com**

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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