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99 High Street, King's Lynn PE30 1BW **FOR SALE £295,000 Guide Price**

Opportunity to purchase freehold shop and offices

- Prime Location Shop Premises
- Plus two storey office suite with self contained access
- Located in busy pedestrianised High Street Location
- Shoppers car park to the rear

197.88 sq m (2,130 sq ft)

Location

The property is located in a prominent location on the busy pedestrianised High Street next door to Coneys Mens shop, with neighbouring properties occupied by Boots Chemist, Greggs, Test & Theory Centre and Rymans.

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40mintes approximately) and established port trade, particularly with Scandinavia and Northern Europe. King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40mintes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

Description

99 High Street comprises a ground floor retail unit with independent offices above served by a self contained entrance. The self contained ground floor retail premises benefits from rear servicing with the Baker Lane shoppers car park to the rear whilst a separate ground floor entrance from the High Street give access to first and second floor offices with kitchens and cloakrooms.

Accommodation

The property provides the following (approximate) floor area:

	m ²	ft ²
Ground Floor Retail	86.77	934
First & Second Floor Offices	111.13	1,196
Plus Cloakrooms		
Overall	197.9	2,130

Services

Mains electricity, water and drainage are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Business Rates

Retail Rateable Value (1 st April 2023)	£14,000.00
Rates Payable	£4,657.33
Office Rateable Value (1 st April 2024)	£6,700.00
Rates Payable	£0

Terms

The property is offered For Sale Freehold.

VAT

It is understood that VAT is/is not applicable. To be confirmed.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting/sale.

Viewing

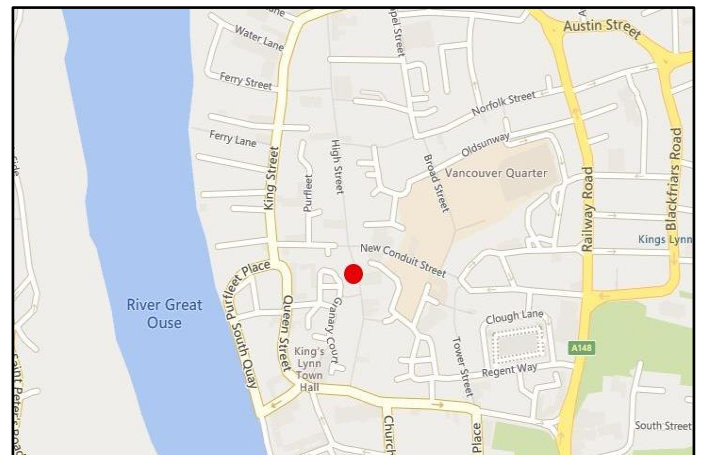
Strictly by appointment with the Selling Agent.

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