



21-25 Chapel Street, King's Lynn PE30 1EG

FOR SALE £425,000

Rare Opportunity to Acquire Attractive Freehold Premises

- Well Located Retail Premises with Adjoining Cottage
- Available Separately or as a Whole
- Offering Residential Conversion Opportunity (Subject to Planning)
- Close to Busy Town Centre Shopping Precinct - Backing onto Surrey Street Public Car Park

201.1 sqm (2,165 sqft) Plus Adjoining Cottage

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BROWN & CO

Property and Business Consultants

brown-co.com

Location

The properties are located just off King's Lynn's busy town centre shopping precinct, close to the historic Tuesday Market Place and St Nicholas Chapel.

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 (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

Description

Nos 21 - 25 comprises a ground floor retail premises with upper floor ancillary space and Grade II Listed semi-detached two bedroom cottage with rear courtyard available to rent at £750 pcm.

The properties are well situated within walking distance of the main shopping streets and backing onto Surrey Street Public Car Park.

The properties are considered to offer great potential for numerous uses including residential conversion subject to planning permission.

Accommodation

The property provides the following net internal floor area: -

Description	sqm	sqft
Retail Space	77.53	835
Ancillary	123.57	1,330
Total	201.1	2,165
Cottage	72.4	780
Overall	273.5	2,945

Services

We understand mains electricity, water and drainage are connected to the properties.

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

Business Rates & Council Tax

Purchasers are advised to contact the Local Authority to confirm the Rates Payable as the property may be eligible for some form of transitional relief:

Rateable Value (1 April 2023)	£11,500.00
Cottage – Council Tax	Band A

Terms

The properties are offered for sale on a freehold basis.

The vendor may consider splitting the lots.

Vendor may consider letting the commercial premises separately.

Cottage available to rent at £750 pcm.

VAT

VAT will not be charged on the sale price.

Legal Costs

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

EPC

The Shop has a rating of D.

Viewing

Strictly by appointment with the joint selling agent:-

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