



01553 778068 | KingsLynnCommercial@Brown-co.com



## **UPPER FLOORS, 26 HIGH STREET, KING'S LYNN PE30 1BP**

**FOR SALE OIEO £150,000 Long Leasehold  
Could be available TO LET POA**

UPPER FLOORS - Residential Conversion Opportunity (Subject to Planning Permission)/Office Space

- Prominent High Street Location
- Upper Floors with Residential Potential (STP)
- Independent Access from Sedgeford Lane
- Easy Access to Public Amenities

**162 sq m (1,743 sq ft) Plus Flat Roof**

**Location**

The property is located within the pedestrianised retail quarter of King's Lynn, at the junction of New Conduit Street and High Street.

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

From the Agent's office on Tuesday Market Place, turn right and right again onto the High Street. Continue along past the Norfolk Street turning to the junction with New Conduit Street, the shop can be identified on the left hand side by our For Sale board.

**Description**

The upper floors of this Grade II Listed property occupies a good location and is currently laid out to provide first and second floor offering potential for residential conversion subject to meeting planning criteria and Listed Building Consent. Alternatively the space could be utilised as well positioned office space.

The property is well placed in the town centre with access to all public amenities.

Independent access is by way of a side entrance from Sedgford Lane.

**Accommodation**

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| First Floor  | 105            | 1,130           |
| Flat Roof    | 61             | 657             |
| Second Floor | 57             | 613             |

**Services**

Mains electricity, water and drainage are connected to the property.

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**

To be reassessed.

**Terms**

The property is offered For Sale Offers in Excess of £150,000 for the long leasehold.

Could be available To Let – Price on Application.

**VAT**

It is understood that VAT is applicable.

**Legal Costs**

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

**EPC Rating**

The property has an EPC rating of D.

**Viewing**

Strictly by appointment with the Selling Agent.

**Brown & Co**

Market Chambers  
25-26 Tuesday Market Place  
King's Lynn  
Norfolk,  
PE30 1JJ

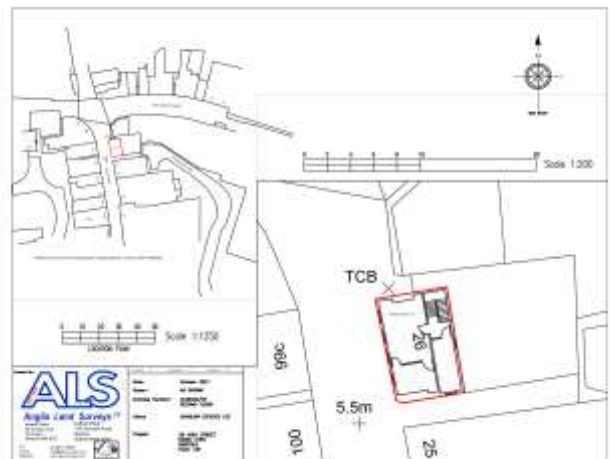
**Allison Richardson**

01553 778068  
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First Floor



Second Floor



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