



Fairstead Surgery, Centre Point, King's Lynn PE30 4SR

FOR SALE £250,000 Guide Price

Freehold Opportunity

- Centrally Located on Fairstead
- Former Surgery Premises
- Potential for Re-Development/Alternative Use
- 0.15 Acre Plot

243.6 sqm (2,622 sqft)

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Location

Located centrally within the large Fairstead Estate, the property is situated off Mulberry Road adjacent to the Centre Point Car Park at the front of the Fairstead Centre Parade of Shop and opposite to the Fairstead Community Centre. The Queen Elizabeth Hospital is only short distance away.

Nearby occupiers include Morrison Daily, Fairstead Community Shop, Beauticians and Takeaway.

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 A148/A149 which leads to the Hardwick Roundabout whereby further connections are made to the A10, A47 and A17. There is a mainline rail service to London King's Cross (1-hour 40minutes approximately) and established industrial and port trade, particularly with Scandinavia and Northern Europe.

Description

The Fairstead Surgery is of traditional brick construction with a concrete pan-tile roof and is situated on a 0.15 acre plot. There is a security shutter and electric sliding entrance doors leading into an air-conditioned waiting room area with cloakrooms and reception. The remaining ground floor accommodation is arranged to provide a number of clinic/consultation rooms, all with individual water supplies.

We understand the current planning use to be use class E (e) provision of medical or health services. The property is considered suitable for a variety of uses subject to the relevant planning consent.

The first floor accommodation comprises a kitchen, cloakroom, two offices and store.

Externally, the property is bordered by hedging and includes some grassed areas and there is a tarmac parking area/loading bay to the end of the building.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor Including Waiting Room, Reception, wc's, Store & Six Clinic/Office Rooms	198.4	2,135
First Floor Including Kitchen, wc, Office & Stores	45.2	487
Overall	243.6	2,622

Services

We understand mains water, drainage, gas and electric are connected,

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

Purchasers are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief. This may change should a change of use to residential be required.

Rateable Value (1 April 2023) £7,200

Terms

The property is offered for sale freehold.

VAT

VAT will not be charged upon the sale price.

Legal Costs

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

EPC

The property has a Rating of D.

Viewing

Strictly by appointment with the selling agent:-

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