



6 St. James Street, King's Lynn PE30 5DA

FOR SALE £175,000

Well Presented Hairdressing Salon

- Ground & First Floor Salon/Treatment Space
- Just off the Busy Pedestrianised High Street
- Suitable for a Variety of Uses (STP)
- Fixtures & Fittings Available

71.26 sqm (767 sqft)

Alex Brown

Brown&Co Kings Lynn

01553 778068

Alex.brown@brown-co.com

BROWN & CO

Property and Business Consultants

brown-co.com

Location

The property is located on the Western end of St James Street just a short distance from the historic Saturday Market Place. St James Street supports a wide range of local trades and businesses and is well situated in relation to the main shopping precinct (Vancouver Quarter) accessed via Tower Street and the southern end of the 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 (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

Description

The Grade II Listed property is situated on the historic St James Street and has recently undergone significant refurbishment works including three treatment rooms, new roof and replacement display window to the ground floor studio area.

The ground floor accommodation is currently laid out to provide eight workstations with four wash stations, colour prep area with sink, tumble dryer and plumbing for washing machine, staff kitchen and cloakroom. The current owners rent two parking spaces to the rear by agreement with NCP.

Fixtures and fittings available by separate negotiation.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor	48.50	522
First Floor	22.76	245
Overall	71.26	767

Services

It is understood mains water, drainage and electricity 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

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.

Rateable Value (1 April 2023) £4,500

Terms

The property is offered for sale freehold.

VAT

VAT will not be charged on the sale price.

EPC

The property has a rating of E.

Legal Costs

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

Viewing

Strictly by appointment with the selling agent:-

Alex Brown

Brown&Co Kings Lynn Office
01553 778068
Alex.brown@brown-co.com

Alison Richardson

Brown&Co Kings Lynn Office
01553 778068
Alison.richardson@brown-co.com



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Market Chambers, 25-26 Tuesday Market Place,
Kings Lynn PE30 1JJ
01553 778068 | kingslyncommercial@brown-co.com

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