



2 Lynn Street, Swaffham PE37 7AX

**FOR SALE OIEO £145,000**

Rare Freehold Opportunity

- Self-contained Business Premises
- Suitable for a Variety of Uses (STP)
- Prominently situated opposite ASDA
- On busy main route

**50 sqm (538 sqft)**

**Alison Richardson**  
Brown&Co Kings Lynn  
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**BROWN & CO**

Property and Business Consultants  
**brown-co.com**

## Location

The property is located on the busy Lynn Street one of the main thoroughfares into town's renown Georgian Market Place.

Swaffham is a busy traditional market town approximately 30 miles west of Norwich and lying between King's Lynn (14 miles) and Dereham (12 miles) on the main A47 trunk road and the A1065 Fakenham to Barton Mills Road with access to the A11/M11.

Traders represented in Swaffham include numerous local independent outlets along with national retailers including Morrisons Daily, Boots, The Works and Waitrose and Tesco supermarkets. The town holds a traditional market on Saturdays.

## Description

Offering potential for a variety of uses (subject to planning) this is a rare opportunity to acquire self contained business premises in a prominent position close to Swaffham Town Centre and Market Place.

Situated directly opposite the main post office and the Asda supermarket the property is currently laid out to provide reception area opening into main working area with cloakroom and wash room off.

Stairs from the lobby to the rear of the reception area lead to the first floor providing a kitchen, shower room and 2 workrooms/offices to the front.

There is an enclosed yard to the rear.

## Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
<u>Ground Floor</u>		
Reception	9.6	103
Main workspace Plus Cloakroom, wash room	19.5	209
<u>First Floor*</u>		
Office 1	3.1	33
Office 2 Plus Kitchen and Shower Room	6.1	66
<b>Overall</b>	<b>50</b>	<b>538</b>

\*Minimum dimensions – measured 1.7m high to ceiling slope (RICS Standard)

## Services

Mains water, electricity and drainage 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

Tenants are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)      £2,471

## Terms

The property is offered for sale freehold  
Offers in Excess of £145,000.

## VAT

VAT will/will not be charged on the sale price. To be confirmed.

## Legal Costs

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

## EPC

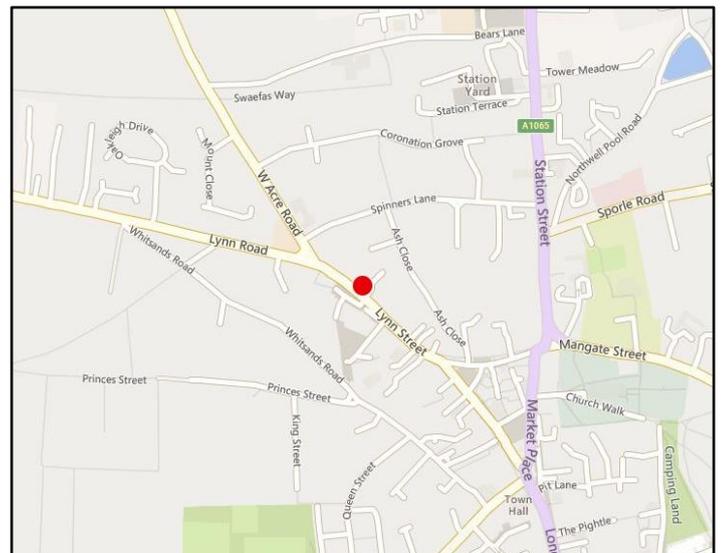
EPC awaited.

## Viewing

Strictly by appointment with the selling agent:-

### Alison Richardson

Brown&Co Kings Lynn Office  
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