



105 Norfolk Street, Kings Lynn PE30 1AQ

FOR SALE £165,000

Freehold Retail Premises

- Self Contained Retail Premises
- Twin Display Windows
- With good sized Store Rooms above
- Backing on to Albert Street Public Car Park

148 sqm (1,597 sqft) Overall

Alison Richardson

Brown&Co Kings Lynn

01553 778068

alison.richardson@brown-
co.com

BROWN & CO

Property and Business Consultants

brown-co.com

Location

The property is located on the busy vehicular area of Norfolk Street just up from Lidl Supermarket and backs on to the Albert Street Public Car Park.

King's Lynn is a busy market town and important sub-regional centre, situated on the southern shores of The Wash. The town has a population of just over 48,500 and a catchment area of circa 250,000. The Town is the retail and administrative centre for the whole of the West Norfolk area having a wide range of both national and local independent retailers. Good 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 a strongly established port trade, particularly with Scandinavia and Northern Europe.

Description

The 2 Storey property has 20ft frontage with double display windows to Norfolk Street. The open plan retail space has a tiled floor with the first floor accessed at the rear of premises.

The upper floors were previously granted planning permission under reference number 20/01492/F for change of use to provide a first floor flat This has now expired.

It is understood that the property will become vacant from end August.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
<u>Ground Floor</u>		
Retail space	74.4	800
<u>First Floor</u>		
Storage/Offices	66	710
Plus Cloakroom & Storage Cupboard		
Overall	148.35	1,597

Services

Mains water, drainage and electricity are understood to be 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 although it is believed that if this is the sole property of the Tenant then no Business Rates are currently payable.

Confirmation awaited on current RV.

Rateable Value (1 April 2023)	£
Rates payable for 2024/2025	£

Terms

The property is offered for sale freehold.
Price £165,000

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 current rating of D.

Viewing

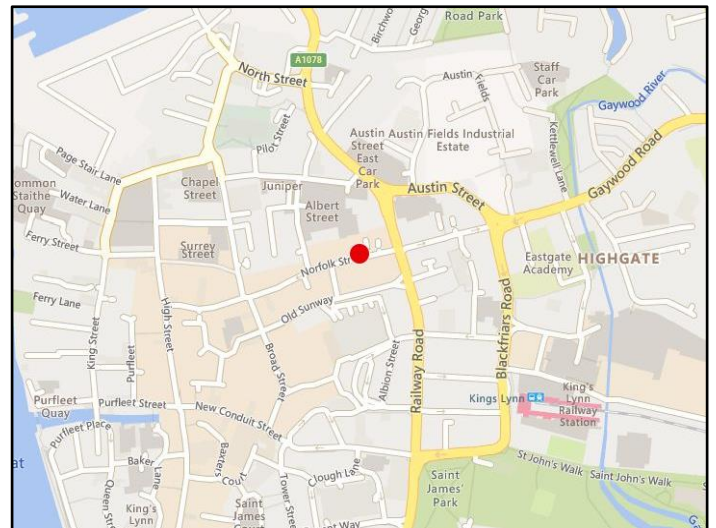
Strictly by appointment with the letting agent:-

Alison Richardson

Brown&Co Kings Lynn Office

01553 778068

alison.richardson@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. July 1, 2024

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

BROWN & CO