



1A Blackfriars Road, King's Lynn PE30 1NR

FOR SALE £190,000 Guide Price

Freehold Opportunity

- Well Presented & in Good Order Throughout
- Established Well Fitted Hair Salon to Ground Floor
- With Treatment Rooms to First & Second Floor
- Fixtures & Fittings Available

121.8 sqm (1,311 sqft)

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BROWN & CO

Property and Business Consultants

brown-co.com

Location

Situated on the busy junction of Austin Street, Norfolk Street, Blackfriars Road and the A148, one of the main thoroughfares into town, the individual property offers flexible accommodation which could be tailored for a variety of uses subject to end user requirements or any relevant planning permissions. The first floor is serviced by a separate entrance door meaning that the upper floors could be utilised independently.

From the Agent's office turn right and proceed along the High Street taking the first left into Norfolk Street. Walk along Norfolk Street until you reach the junction with Blackfriars Road. Turn right and the property can be found on your right hand side.

Description

The property is well presented with several interesting features and has been sympathetically brought up to modern day standards and appears in very good order throughout.

The accommodation is currently laid out to provide three wash stations plus six chairs on the ground floor with glazed doors opening onto the rear patio area, a modern shaped reception area and staff kitchen. On the first floor there are a further four wash stations with eight chairs and cloakrooms to the rear. Stairs lead to the second floor which is currently used as a treatment room. Fixtures and fittings are available by separate negotiation.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor		
Studio Area	36.28	391
Plus Reception Area		
Subtotal	50.2	540
First Floor		
Studio Area	53.75	579
Second Floor		
Treatment Room	17.88	193
Overall	121.8	1,311

Services

It is understood mains water, drainage and electricity 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.

Rateable Value (1 April 2023) £6,200.00

Terms

The property is offered for sale freehold.

VAT

To be confirmed.

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 C.

Viewing

Strictly by appointment with the selling agent:-

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