

11 Portland Street, King's Lynn, Norfolk,



Cruso & Wilkin



11 Portland Street King's Lynn, Norfolk, PE30 1PB

Guide Price £100,000
Subject to contract

Summary

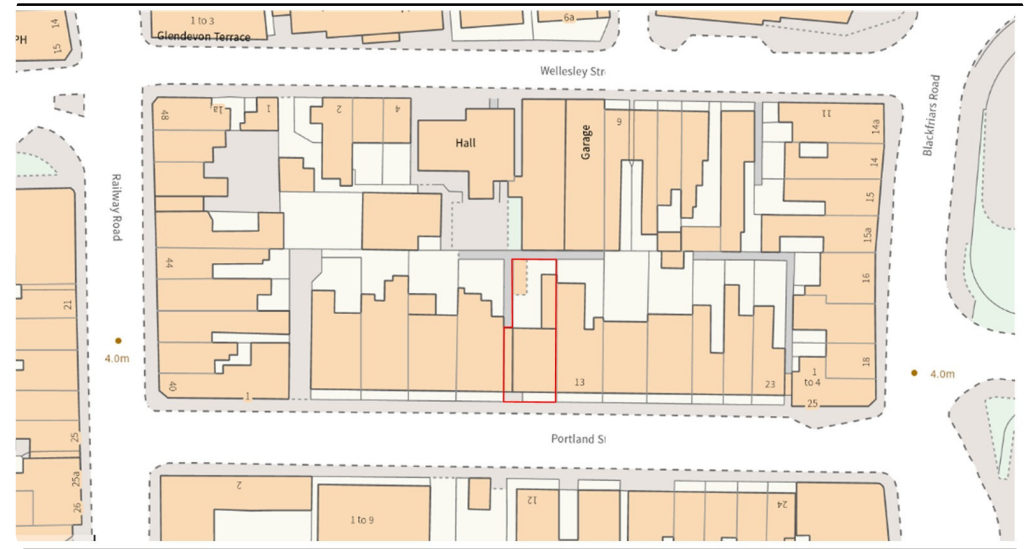
- Former Georgian 3 storey residence with basement
- 1,573 sq ft self-contained Offices on three floors
- Central Location Close to Bus and Train Stations
- Grade II Listed

Description

A three storey brick building under a slate pitched roof, with basement, currently offering self-contained office accommodation on ground, first and second floors. In addition there are w.c. and kitchen facilities at the first floor level and additional w.c.

Location

The property is located only a few minutes walk from the town centre, being near to both Bus and Railway Stations and some 100 yards from Railway Road, one of the main traffic routes through the town. There is ample public car parking nearby and Council permit parking on Portland Street.



Accommodation



The property has the following approximate dimensions and Gross Internal Areas:

Ground Floor	
Entrance Lobby	24.58m ² (264 ft ²)
Front Office/ Reception	19.21m ² (207 ft ²)
Rear Office 2	5.36m ² (58ft ²)
Store Room	
W.C	
Stairwell to First Floor	

First Floor	
Rear Office 3	18.62m ² (200 ft ²)
Front Office 4	18.18m ² (196 ft ²)
Front Office 5	12.61m ² (136ft ²)
Kitchenette / Cloackroom	5.80m ² (62ft ²)
W.C	
Stairs to second floor	

Second Floor	
Office 6 / Store	11.6m ² (125 ft ²)
Office 7 / Store	18.52m ² (199 ft ²)
Store	11.7m ² (126ft ²)

Basement Area

Door and steps down to basement, currently divided into two rooms, window to the front. Separate metered electricity supply.

Outside:

There is a communal access way below the property servicing access to a number of properties off Portland Street. This path leads to a secure gated, rear enclosed back yard area with door to the basement area.

Parking:

The property does not have its own parking. Council parking permits on Portland Street. Long term parking in the town.

Services:

We are advised that the property is serviced with mains water, drainage and two separate metered electricity supplies. Mains gas is in the street but not currently connected to the property.

Business Rates:

We note from the Valuation Office Agency website that the property (excluding parking) is assessed to a Rateable Value of £8,500. Interested parties must verify this information with the Local Authority.

Energy Performance Certificate:

We are advised that as the property is Grade II Listed an EPC has been obtained and is currently rated at Band E, certain exemptions may be available but recommend the purchasers satisfy themselves in this regard.

Terms of Sale:

The property is offered to the market by private treaty quoting a guide price for the freehold. The freeholders reserve rights of holdover within the basement, terms to be agreed with the purchasers.

Legal Costs:

Either party will be responsible for their own professional and legal costs.

Viewing:

Strictly by prior arrangement through the Sole Selling Agents:
Cruso & Wilkin Telephone: 01553 691691
Alex Ison - ai@crusowilkin.co.uk



11 Portland Street
KING'S LYNN
PE30 1PB

Energy rating

E

Valid until

16 February 2033

Certificate number

4616-4541-0726-4148-2306

Property type

Retail/Financial and Professional
Services

Total floor area

218 square metres





Alex Ison

01553 691691

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Sole Agents:

The Estate Office,
Church Farm, Station Road, Hillington,
King's Lynn, Norfolk PE31 6DH

Tel: 01553 691691

Money Laundering Regulations

Under current Money Laundering Regulations we are required to check both the identity of the purchasers and source of Funding.

Important Notices

1. All statements contained in these particulars as to this property are made without responsibility on the part of Cruso + Wilkin, their Joint Agents or the Vendors or Lessors.
2. These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers/tenants should satisfy themselves on such matters prior to purchase.
4. The photographs depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture, etc., in photographs are included within the sale/tenancy. It should not be assumed that the property remains as displayed within the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
5. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title Deeds. The areas are given as a guide only. If such details are fundamental to a transaction, purchasers/tenants must rely on their own enquiries.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property.

Cruso & Wilkin