



GUANOCK PLACE,  
KING'S LYNN PE30 5QJ

**BROWN & CO**







## GUANOCK PLACE, KING'S LYNN PE30 5QJ

Two Large Grade II Listed Townhouses Operated as a Hotel

Interconnecting Buildings

Large Gardens with Outbuilding

See Floorplan for Room Details

C1 Hotel Class Use

Potential to Change Use Class for Development, Subject to Planning Approval

Mainline Station Very Accessible on Foot



### INTRODUCTION

Brown&Co offer a pair of substantial period properties in King's Lynn which together for many years have traded as a hotel. The opportunity to acquire presents a host of potential for the new owner to continue the hotel business or the property may be suitable for an investment buyer who would seek to change the current commercial C1 use class to another. A large detached garage is offered as a second lot. Full details in listing.

### THE PROPERTY

10 & 11 Guanock Terrace have traded together as one building as The Guanock Hotel for many years. Any visitor that enters King's Lynn via the famous and historic South Gate cannot fail to notice the stunning terraces of fine Georgian Homes that run along London Road with this property being located next to the park that overlooks the South Gate. The houses are Grade II listed and currently have a commercial C1 use class. Due to personal circumstances of our client the hotel has not fully traded since 2019 however, prior to this there was a healthy rate of occupancy.

The property is substantial covering approx. 539m<sup>2</sup> in the two buildings over three floors. These include a number of rooms that

have been communal areas, a commercial kitchen and owners accommodation on the ground floor. On the first and second floors are the rooms used for letting which may be arranged in a number of different ways, please see floorplan for current configuration. Outside the property there are two gardens that connect of considerable size and also a detached outbuilding (circa 42m<sup>2</sup>) used for storage which may have some potential for conversion, subject to relevant planning permissions.

Whilst there is a great deal of attractiveness for the property to continue trading as the hotel, there may be potential for other uses, subject to local Borough Council Planning authority approval. The property may be of interest to investment buyers for the purpose of converting back into two dwellings or there may also be an attractive opportunity to convert the to the house to an HMO (House of Multiple Occupancy) or similar. No investigations have been made by the owners or the agent for such a change of use.

The planning history for the property shows that an application was made, and granted in 2014 for the change of use from a C1 (Hotel) to C3 (Dwelling house) however, there is no evidence the agent has seen that suggests this was ever implemented and we assume has since expired. Interested parties can inspect this

application on the local authority King's Lynn & West Norfolk planning website under reference 14/00214/CU.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

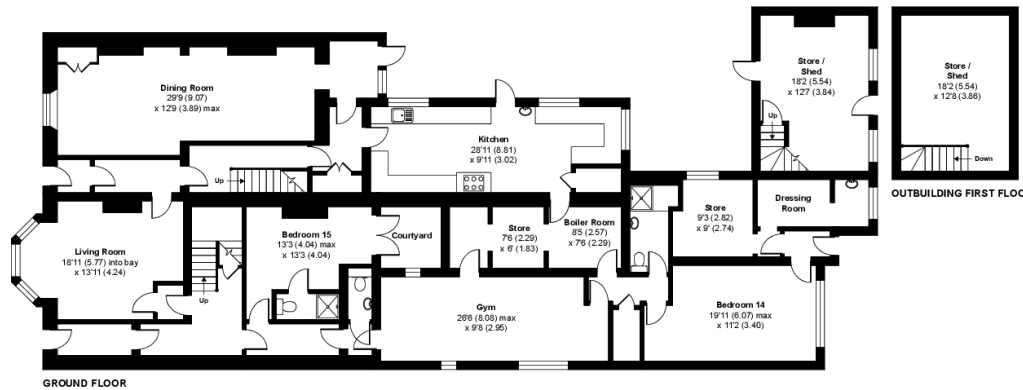
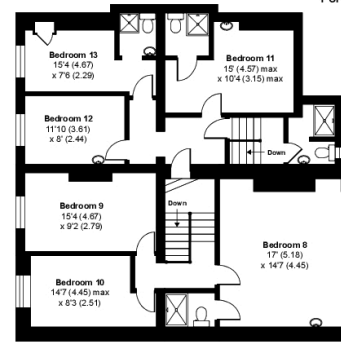
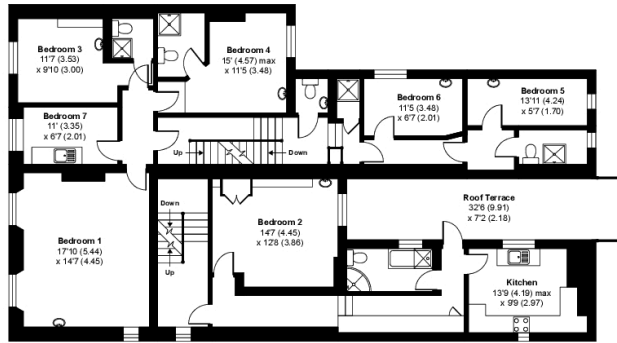
### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

# Guanock Place, King's Lynn, PE30

Approximate Area = 5804 sq ft / 539.2 sq m  
 Outbuilding = 460 sq ft / 42.7 sq m  
 Total = 6264 sq ft / 581.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2021. Produced for Brown & Co. REF: 764041

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