



THE STORY OF
6 King Street
King's Lynn, Norfolk

SOWERBYS



S

6 King Street

King's Lynn, Norfolk
PE30 1ES



Grade II Listed Investment Opportunity

Commercial Use or Conversion to Residential Property

Multiple Reception Rooms, Period Features
and One Designated Parking Space

Brilliant Access to Local Amenities and Transport Links

No Onward Chain



Welcome to a rare opportunity to own a historic gem in the heart of the vibrant port town of King's Lynn. This Grade II listed town house, nestled within the stunning Georgian architecture, has a rich past, once bustling with merchants and more recently serving as a dental practice.

Beyond its commercial facade lies a chance for transformation. With full planning permission for residential conversion, envision the grandeur of restoring this townhouse to its former glory. Exuding Georgian elegance with

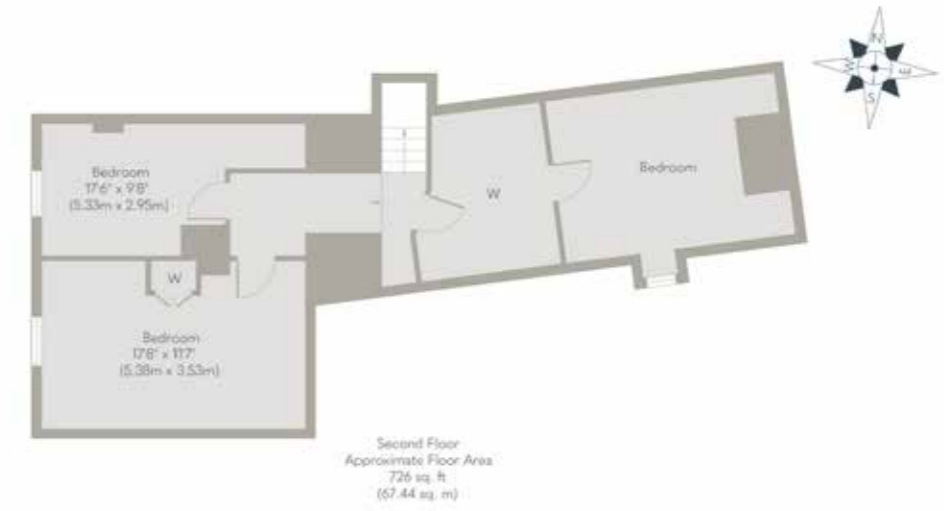
spacious rooms and beautiful sash windows.

Step inside to discover endless possibilities across three floors. The ground floor offers ample space for living, kitchen and utility. Upstairs, a cosy reception room with a fireplace awaits, along with a proposed bedrooms flooded with natural light. The top floor features impressive roof timbers and room for three additional bedrooms.

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com

Outside, a courtyard provides a tranquil retreat or parking space. Beyond its residential potential, this property is also an exciting investment opportunity, thanks to its prime location amidst town amenities and attractions.

Don't miss this chance to own a piece of history and embark on a journey of restoration and rejuvenation in this iconic Georgian town house. With its rich heritage and endless potential, it's ready for a discerning buyer to make their mark.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

King's Lynn

IN NORFOLK
IS THE PLACE TO CALL HOME



Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the

Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from Sowerbys



"The perfect property for investors or someone looking to create their ideal home.

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

The property is not rated for council tax as it is currently registered as a commercial property.

ENERGY EFFICIENCY RATING

D. Ref:-0220-9267-0340-1900-8004

The energy rating has been assessed as a commercial property. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// overcomes.forensic.token

AGENT'S NOTE

Currently registered as a commercial property with full planning permission for conversion to a residential dwelling. There is a portion of flying freehold over a private footpath that is not under the ownership of the property. Planning reference numbers – 23/00994/LB (Listed Building Consent) – 23/00992/CU (Planning Permission)

The premises cannot be used for business of solicitors or conveying property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL