

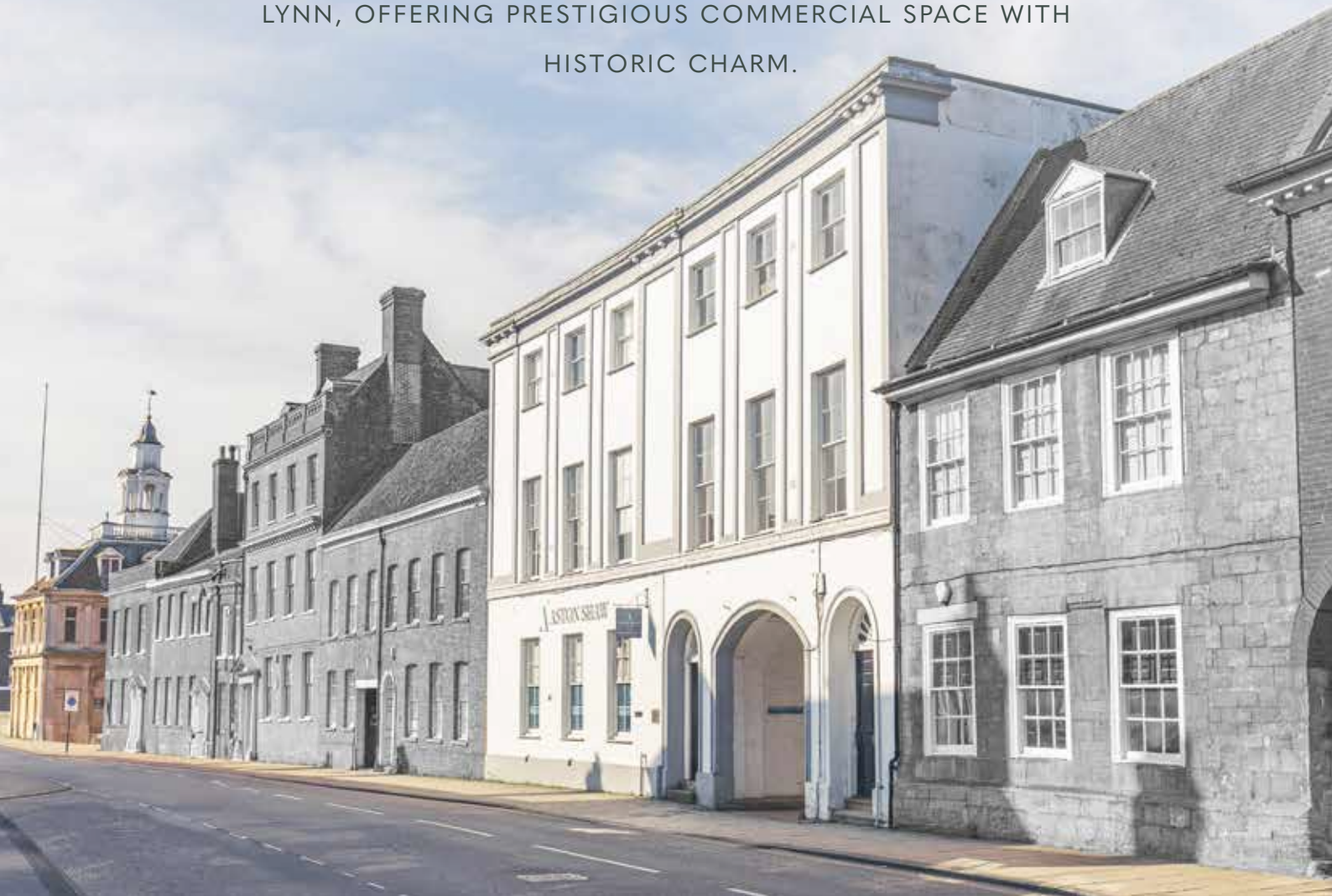


# 11 King Street

*King's Lynn, Norfolk*

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A GRAND GEORGIAN PRESENCE IN THE HEART OF KING'S  
LYNN, OFFERING PRESTIGIOUS COMMERCIAL SPACE WITH  
HISTORIC CHARM.



SOWERBYS



# 11 King Street

King's Lynn, Norfolk  
PE30 1ET

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Classic Late Georgian Façade with Elegant Grandeur and Prominence

Circa 6,290 Sq. Ft. (STMS) of Office Accommodation Across Three Floors

Ornate Period Features Throughout, Including  
Original Joinery and High Ceilings

Generous Reception Areas on Each Level

A Blend of Private Offices, Studio Spaces and Meeting Rooms

Multiple WC Facilities and Store Rooms

Ideally Located in King's Lynn's Historic Conservation Area

Prime Town Centre Location, Close to Amenities and Transport Links

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**SOWERBYS KING'S LYNN OFFICE**

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## THE PROPERTY

Set proudly along the historic and architecturally rich King Street in the heart of King's Lynn, this elegant Georgian commercial premises offers a rare opportunity to acquire substantial office space in a beautifully preserved period property.

The striking white façade, adorned with tall sash windows and symmetrical classical lines, is a fine example of Georgian design. Inside, the property is equally impressive, with generously proportioned rooms, high ceilings, and a host of original features including intricate cornicing and elegant panelled doors that lend a refined and welcoming atmosphere.

The accommodation extends across three floors, offering approximately 6,290 sq. ft. (STMS) of versatile space, thoughtfully arranged to support a range of commercial uses. From professional practices to creative industries, the layout offers both openness and privacy where required.

Perfect for businesses seeking an inspiring headquarters or an impressive client-facing environment, this landmark property offers the rare combination of architectural grandeur and practical commercial utility, all within a vibrant and well-connected town centre setting.

Historically a private residence, the property also presents an exciting opportunity for conversion back into a single dwelling or division into apartments, subject to the necessary planning permissions. Its generous proportions and original layout lend themselves naturally to residential use, making it a compelling proposition for developers or those seeking a characterful home along a distinguished road within the towns conservation area.











# King's Lynn

AN HISTORIC MARKET TOWN  
IN WEST NORFOLK

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.



*Note from Sowerbys*



“...impressive, with generously proportioned rooms, high ceilings, and a host of original features...”



## SERVICES CONNECTED

Mains water, electricity and drainage. There is mains gas supply to the building. Heating via electric.

## COUNCIL TAX

Property currently eligible for 100% business rate relief.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

## LOCATION

What3words: ///found.blitz.ledge

## AGENT'S NOTE

This property is Grade II Listed.

There is a portion of flying freehold over neighbouring property.

The passenger elevator is currently inoperative.

The top floor is tenanted, for further details please speak with an agent.

The property suffered water damage from defective internal plumbing, the plumbing has been repaired but the effected areas are in need of further refurbishment.

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

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