



## 39 Marshland Street, Terrington St. Clement, King's Lynn, PE34 4NE

Stunning mixed-use property comprising a ground floor shop, two-storey commercial unit, 2x modern apartments and 4x detached garages.

- Stunning plot in the heart of picturesque village
- Historical shop dating back to 1800's
- Two modern apartments - with two bedrooms and open plan living areas
- 4 x detached garages
- Gorgeous detached two storey commercial unit
- Just 7 miles from Kings Lynn
- Fantastic village footfall
- Same family owners since 1964
- Business for sale with stock at valuation
- Unique opportunity

£569,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	