



Cruso & Wilkin

**22 Lynn Street
Swaffham
PE37 7AX**

Former Business Premises

The Swaffham Cobbler

FOR SALE

Suitable for conversion
(subject to planning)

Town Centre Location

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22 Lynn Street, Swaffham, Norfolk PE37 7AX

Introduction:

The property has now been vacated and cleared of the business assets. The property comprises of Ground Floor and First Floor, has been re-roofed and replacement wooden windows fitted in previous years. The property benefits from an enclosed rear garden area. The property lends itself to continuing to operate as a business premises or being converted (subject to planning) to a residential property.

Location and Situation:

As evidenced from the plan attached at the rear of these particulars, the business premises are located immediately opposite Asda supermarket and Tyre Pros just off the main town centre. There are other business premises within the immediate vicinity including Chinese Takeaway, Hairdressers, etc.

The postcode for the property being PE37 7AX

What Three Words:- [///stopwatch.blast.struts](https://www.what3words.com/stopwatch.blast.struts)

Method of Sale:

The property is offered for sale initially by private treaty as described herein. The Vendors and their Agents reserve the right to invite best and final offers and/or offer the property for sale by private auction if there is a substantial level of interest. It is anticipated that upon exchange of contracts a 10% deposit will be paid.

Tenure and Possession:

The property included herein is to be offered freehold with the benefit of vacant possession subject to those rights detailed herein.

Viewing:

Viewing is to be accompanied only and strictly by prior appointment with the Vendors' Agents, Cruso & Wilkin. Tel. 01553 691691.

Health and Safety:

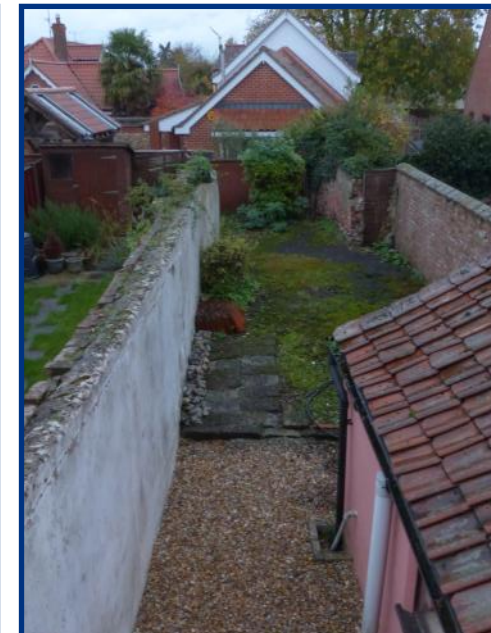
For your own personal safety we would ask you to be as vigilant as possible when making an inspection, noting access to the first floor is via a ladder only.

Services:

We are advised that the site is serviced with mains water, electricity (single and three phase) and mains drainage. The property is currently not connected to gas but it is assumed this is available within the street. No services have been checked or tested for the purpose of marketing.

Rateable Value:

From an enquiry with the Valuation Office it is noted that the rateable value of the premises is currently recorded as £1,175.00.



Property History:

The current owners have run their cobblers business from this property for over fifty years. The two storey premises has a gross area of approximately 758ft² (70.52m²) or thereabouts. Access to the First floor is currently restricted to ladder access only as the Vendors have not required access to this area and remains partially improved. The Vendors are prepared to sell the business as a going concern or will consider selling with vacant possession and clear the personal and business equipment.

Accommodation:

Ground Floor:-

Front Sales Area - 3.64m x 3.63m

Workshop Area - 3.67m x 2.41

Rear Room - 3.43m x 2.02m

Rear Extension - 2.80m x 1.94m - Base unit with stainless steel single bowl and drainer sink.

Rear W.C. - 1.49m x 1.93m - Pedestal hand wash basin, W.C. and window to rear.

First Floor

Front Room - 3.73m x 3.81m

Middle Room - 3.66m x 2.45m - Link attached.

Rear Room - 3.64m x 2.77m - Link attached.

Agents Note - First Floor only accessed via an extending ladder (currently no stairs).



Wayleaves, Easements and Rights of Way:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage, and other easements, quasi easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Title Reference:

This property is currently unregistered.

GENERAL INFORMATION:

Value Added Tax:

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchasers in addition to the contract price.

Town and Country Planning:

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution, which may be, or, may come into force. The Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Boundaries, Plans, Areas Schedules and Disputes:

The Purchasers will be deemed to have full knowledge of the boundaries and areas, and any mistake or error shall not annul the sale nor entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries, or any points arise on the general remarks, stipulations, particulars, schedule, plan, or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

Fixtures and Fittings:

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Outgoings:

All existing outgoing, wayleaves and/or easements, (where applicable), will be apportioned up to the date of completion.

Money Laundering Regulations:

Intending Purchasers will be asked to produce identification documentation in due course and we would ask for your co-operation in this respect in order that there will be no delay in agreeing the sale.

Agent's Note:

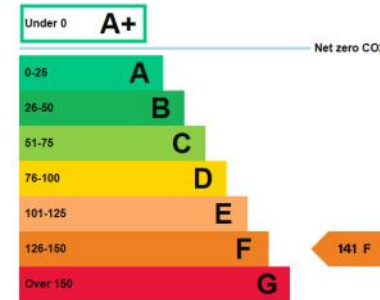
For clarification, we wish to inform prospective Purchasers that we have prepared these sale particulars as a general guide. We have not carried out a survey, nor tested the services, appliances, and/or specific fittings. Interested parties should arrange their own tests to ensure these are in working order, as appropriate.

EPC

The property has been recorded with a current CEPC level of F

Energy rating and score

This property's energy rating is F.



Photographs and Particulars prepared: Revised November 2025

