



FOR SALE

Freehold – As part Let

**PRIME Retail Shop - Let on commercial lease
& Two Upper Floors with PP for residential conversion**

"Income producing with Development potential"



- Prime pedestrianised High Street Location
- Total GIA Approx. 3,120 sq.ft.
- Planning Permission for HMO on upper floors
- Rear Access – Separate upper floors access
- **Purchase Price: £350,000**

**90 High Street
King's Lynn
Norfolk PE30 1BL**

Folio: H/422tc

Blackfriars Chambers | Blackfriars Street | King's Lynn | Norfolk | PE30 1NY

Tel 01553 772816 E info@landles.co.uk | www.landles.co.uk

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90 High Street, King's Lynn, Norfolk PE30 1BL

Location

90 High Street occupies a highly prominent trading position within the heart of King's Lynn town centre, in one of the town's busiest pedestrianised retail locations. Nearby occupiers include **Barclays Bank**, **Starbucks**, and **Primark**, together with a range of national and independent retailers. The location benefits from substantial footfall throughout the day and enjoys excellent visibility from both passing pedestrians and town centre visitors. **Kings Lynn** is an historic market town, pop. Approx. 46,000, dating back 1000 years and once part of the Hanseatic League, located with it's port in Eastern England in North West Norfolk on the R. Great Ouse and next to The Wash. It serves a particularly large hinterland of about 150,000. This is a growth area.

Description

An attractive mixed-use investment property occupying a prominent High Street position, distinguished by its decorative façade and period architectural detailing, which allows it to stand out from neighbouring commercial buildings.

The property comprises a ground floor lock up retail unit with ancillary accommodation, together with two upper floors, currently vacant.

The ground floor is currently let on a commercial lease, providing an immediate income stream, whilst the upper floors comprise extensive storage accommodation with considerable scope for enhancement. The first and second floors offer potential for residential conversion, with planning permission obtained for a **6-Bedroom House in Multiple Occupation (HMO)**. Alternatively, the accommodation may suit conversion into **two self-contained spacious apartments**, subject to any necessary consents.

The property therefore presents an opportunity to acquire a prominent town centre investment with ongoing income and significant asset management and development potential.

Lease terms:

The **ground floor** is let on a commercial lease main terms as follows; use mobile phone shop, term of 5 years from 5th July 2025, tenant break option 6th July 2028, tenant responsible for internal repair and decoration (subject to a Schedule of Condition), together with contributions towards building insurance and structural/external repairs. Excluded from security of tenure provisions of the 1954 Act. Rent: stepped over the term of the lease; Current rent passing £20,000pax, rising to £21,000pax / £22,000pax / £23,000pax at each anniversary.

Accommodation

Ground Floor: 1,205 ft² (112 m²)

Retail shop: Built depth: 75 ft Internal frontage : 19ft

Double-fronted display shop front

Retail area: 876 ft² (81.38 m²)

Ancillary Kitchen, WC & Store: 216 ft² (20 m²)

External rear access to Hall and stairs to :

First Floor: GIA: 1033 ft² (96 m²) 3 Rooms

Stairs to:

Second Floor: GIA: 882 ft² (82 m²) 3 rooms, bathroom & WC

Outside: Gate to yard with separate access to shop and upper floors.

PLANNING PERMISSION

The property has the benefit of extant planning permission Ref: 25/00274/F for conversion of first and second floors from vacant office / storage space to a 6-bed House of Multiple Occupation (HMO). Please see attached to these particulars copy of proposed plans & permission. Any CIL obligations (if applicable) are the responsibility of the purchaser.

Business Rates:

The VOA website indicates a Rateable Value for 2026 of £24,250

Services:

Mains water, electricity and drainage to be available. Applicants must make their own enquiries of the relevant authorities. These services and related appliances have not been tested.

VAT:

The purchase price is quoted net of VAT, if applicable.

Plans & Drawings: attached herewith are reproduced with the permission of the client. These are for illustrative purposes only.

EPC:

Ground floor commercial shop: D/98

Upper floors: TBC

Viewing:

Further details and arrangements for viewing may be obtained from **LANDLES**.

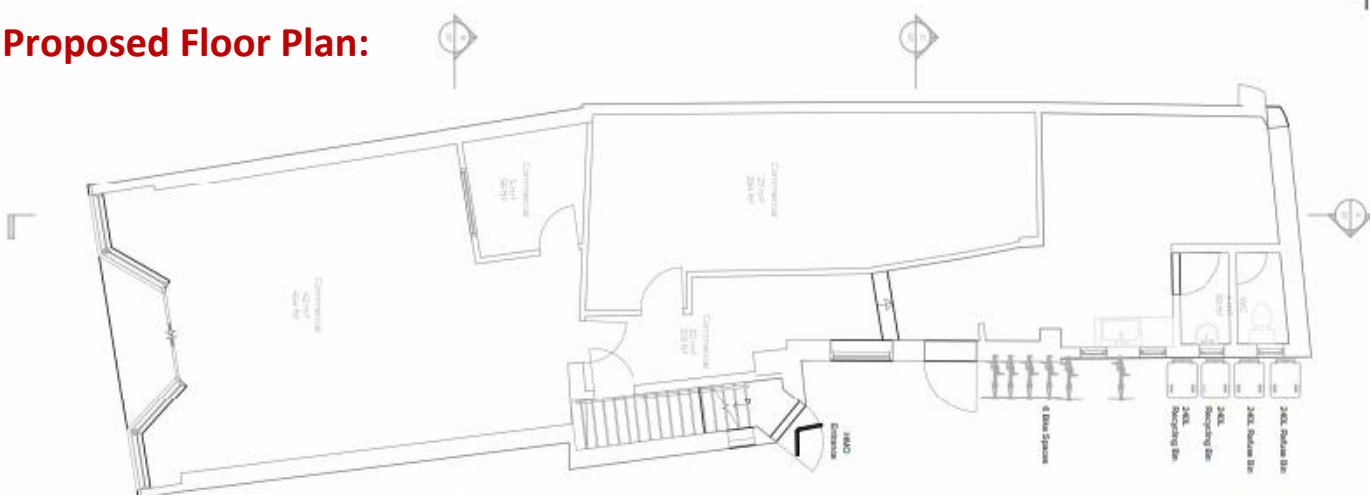
Negotiations:

All negotiations in respect of this property are to be carried out strictly via the sole Agents, **LANDLES**



Proposed Floor Plan:

Proposed Ground Floor Plan
1 : 50



Proposed First Floor Plan
1 : 50



Proposed Second Floor
1 : 50



ENVIRONMENT AND PLANNING

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200

Fax: (01553) 616652

DX: 57825 KING'S LYNN

e-mail: borough.planning@west-norfolk.gov.uk

Borough Council of
**King's Lynn &
West Norfolk****NOTICE OF DECISION - GRANT OF PLANNING PERMISSION**

Reference No: 25/00274/F

Application
Registered: 21 March 2025

Parish: King's Lynn

Details: **Retention of existing commercial use at ground floor, conversion of first and second floors from vacant office / store space to a 6-bed House of Multiple Occupation (Use Class C4). at 90 High Street King's Lynn Norfolk**

The Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
*ARC/077/24/04 Site and Location Plan
*ARC/077/24/05 Proposed Floor Plans
*ARC/077/24/06 Rev A Proposed Elevations
*ARC/077/24/08 Proposed Site and Location Plan
3. This permission relates solely to the proposed change of use of areas shown on ARC/077/24/05 to Use Class C4 House of Multiple Occupation only. No material alterations to the external appearance of the building shall be carried out until detailed plans have been submitted to and approved by the Local Planning Authority under a further planning application.
4. Prior to the first occupation of the development hereby permitted, bin and cycle storage shall be provided in line with the details shown on dwg No. ARC/077/24/05. The bin and cycle storage shall be retained as available for the proposed use thereafter.

The Reasons being:

1. To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. For the avoidance of doubt and in the interests of proper planning, in the interests of flood risk and where external changes not proposed by this application could lead to adverse impacts on the street scene or heritage assets that would not be supported by Policies LP18, LP20, LP21, LP25 and LP40 of the Local Plan.
4. In the interests of the amenities of existing and future occupiers, and in line with Policies LP21 and LP34 of the Local Plan.

Assistant Director
Environment and Planning
On behalf of the Council
18 June 2025

Upper Floors – for Residential Conversion:



www.

klcomprom.com 

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Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY

t: 01553 772816 e: info@landles.co.uk

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