

6 White Lion Court, Kings Lynn PE30 1QP

FOR SALE £185,000 Freehold / MAY LET £11,500pax

Self Contained Office Suite/ Business Premises offering Potential for Change of Use

- Potential of Change of Use to Residential (subject to planning)
- Suitable for a variety of uses
- Well located just off Norfolk Street
- Flexible Accommodation with open plan layout

145 sqm (1,561 sqft)

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Property and Business Consultants
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Location

Ideally located through an archway just off Norfolk Street on of the main pedestrianised shopping areas of town a short distance from WH Smiths (with the Post Office) and between Subway and Ernest Jones, almost directly opposite Marks & Spencer with Monsoon, Cotton Traders, Café Nero and Waterstones all close by.

King’s Lynn is an important sub-regional centre and administrative capital of West Norfolk, lying some 45 miles from Norwich and Cambridge and 35 miles from Peterborough and supporting a substantial shopping catchment. New Sainsbury and Tesco superstores are currently under construction in the town.

Directions

From the Tuesday Market Place, King’s Lynn town centre, take the High Street (on foot), turn left into Norfolk Street by Marks & Spencer and the property can be found on the right hand side.

Description

The property is currently set out to provide open plan office space with break out area and Staffroom on the upper floor. The property offers the potential to be subdivided or for change of use to residential – subject to planning permission.

Accommodation

The property provides the following net internal floor area:-

Description	sq m	sq ft
Ground floor	52.8	568
First floor	58.3	628
Second Floor	33.9	365
Overall	145	1,561

Services

Main water, electricity and drainage are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Rateable Value (1 April 2024)	£6,100
Rates payable for 2024/2025	Currently not payable

Terms

The property is offered for sale Freehold.

Asking Price £185,000

Alternatively the Landlord may rent the property for a minimum term of 3 years – subject to the usual credit reference checks.

VAT

It is understood that VAT will not be charged in addition to the sale price.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

EPC

To be confirmed

Viewing

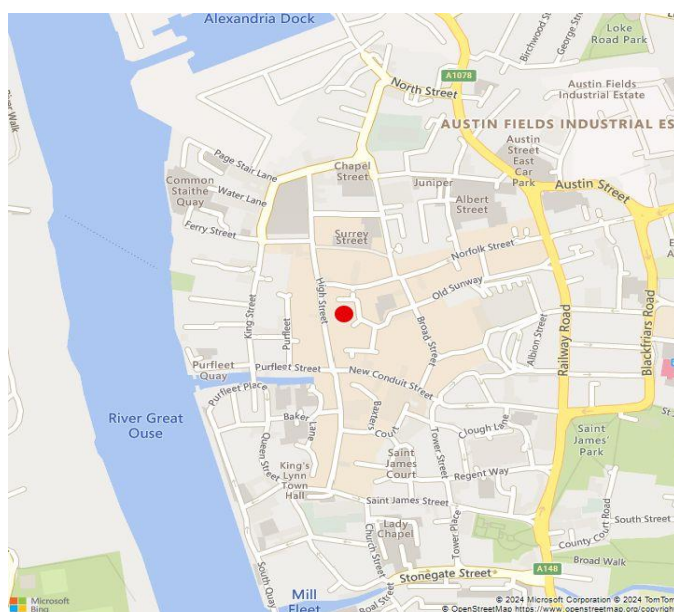
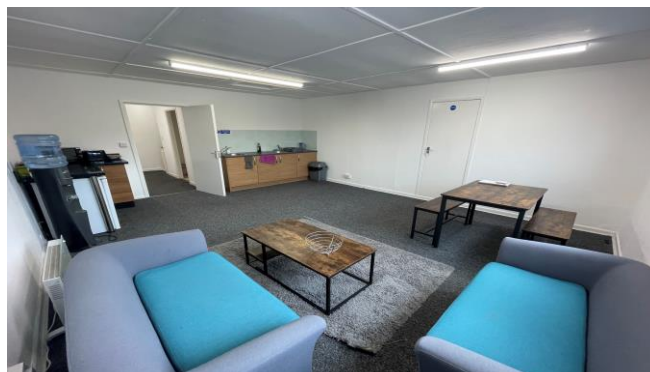
Strictly by appointment with the letting agent:-

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