



63 Railway Road, King's Lynn  
£20,000 Per Annum

**BELTON DUFFEY**





# 63 RAILWAY ROAD, KING'S LYNN, NORFOLK, PE30 1NE

A Victorian, 4 storey commercial premises with parking for 3 cars and yard being situated in a prominent location.

## DESCRIPTION

A Victorian, 4 storey commercial premises with parking and yard being situated in a prominent location.

The property is built of solid brick walls under a slate roof and is currently let to Everybody Hair and Beauty (Please contact the agents for further details).

The accommodation briefly comprises -

Ground Floor - Hairdressing salon, washing area and kitchen/staff room. First Floor - 2 treatment rooms, utility room, office and WC. Second Floor - 2 treatment rooms and nail bar, Third Floor - Treatment room and loft area.

Outside - To the rear of the property is a yard area and parking area for 3 cars.

## SITUATION

The property is in King's Lynn town centre, close to the bus station & train station (direct commute to Cambridge & London). Convenient for town centre shopping precinct, amenities & "The Walks" park. There is good access to the Queen Elizabeth Hospital, as well as the various industrial estates.

## HAIR SALON

10m x 4.86m, narrowing to 4.68 (32' 10" x 15' 11" max narrowing to 15' 4") Door to outside, 2 radiators, steps up to

## HAIR WASHING AREA

3.74m x 2.88m (12' 3" x 9' 5") Door into

## INNER LOBBY

2.67m x 1.23m (8' 9" x 4' 0")

## FURTHER INNER LOBBY

2.75m x 1.23m (9' 0" x 4' 0") Door to staff Room/kitchen.

## STAFF ROOM/KITCHEN

5.01m x 2.0m (16' 5" x 6' 7") Worktop with sink unit, cupboards, door to outside.

## FIRST FLOOR LANDING

5.01m x 2.12m (16' 5" x 6' 11") Staircase to second floor front landing and 3 steps up to lower landing.

## LOBBY AREA

1.48m x 0.79m (4' 10" x 2' 7")

## OFFICE

2.76m x 1.75m (9' 1" x 5' 9") Radiator.





## **SECOND INNER LOBBY**

1.86m x 0.92m (6' 1" x 3' 0")

## **CLOAKROOM**

1.84m x 1.39m (6' 0" x 4' 7") Worcester Greenstar 24i gas central heating boiler, low level WC, wash hand basin.

## **UTILITY ROOM**

2.42m x 1.84m (7' 11" x 6' 0") Plumbing for automatic washing machine, cupboard housing the hot water cylinder.

## **INNER LANDING**

4.73m x 1.18m (15' 6" x 3' 10") Radiator.

## **TREATMENT ROOM 1**

4.74m x 4.14m (15' 7" x 13' 7") max into chimney breast recesses. Twin aspect windows, shower cubicle with electric shower, wash hand basin with cupboard under, radiator, period door to under stairs storage cupboard.

## **TREATMENT ROOM 2**

4.22m x 3.61m (13' 10" x 11' 10") 2 radiators, wash hand basin with cupboard under, ceiling beams.

## **SECOND FLOOR LANDING**

5.24m x 2.12m (17' 2" x 6' 11") Radiator, staircase to third floor.

## **NAIL ROOM**

4.44m x 2.66m (14' 7" x 8' 9") Radiator.

## **TREATMENT ROOM 3**

4.01m x 1.96m (13' 2" x 6' 5") Wash hand basin with cupboard under.

## **TREATMENT ROOM 4**

4.79m x 3.56m (15' 9" x 11' 8") Wash hand basin, cupboard under, 3 storage cupboards, triple aspect windows.

## **THIRD FLOOR LANDING**

1.94m x 2.14m (6' 4" x 7' 0")

## **STORAGE AREA**

1.86m x 1.81m (6' 1" x 5' 11") Radiator.

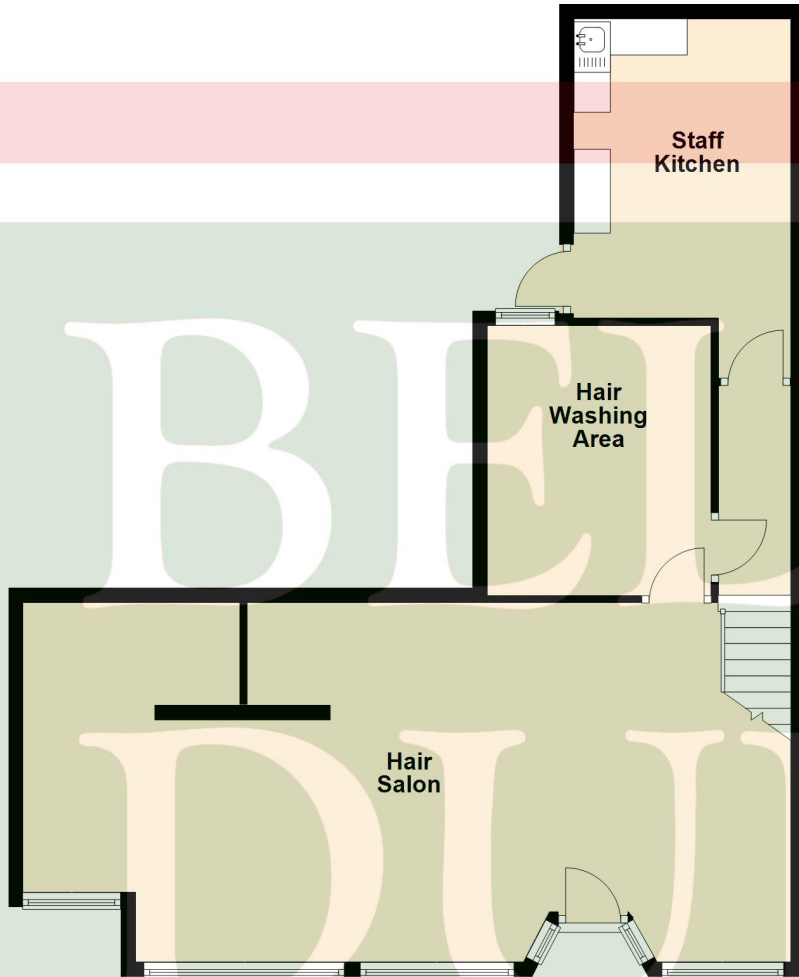
## **TREATMENT ROOM 5**

4.25m x 2.47m (13' 11" x 8' 1")

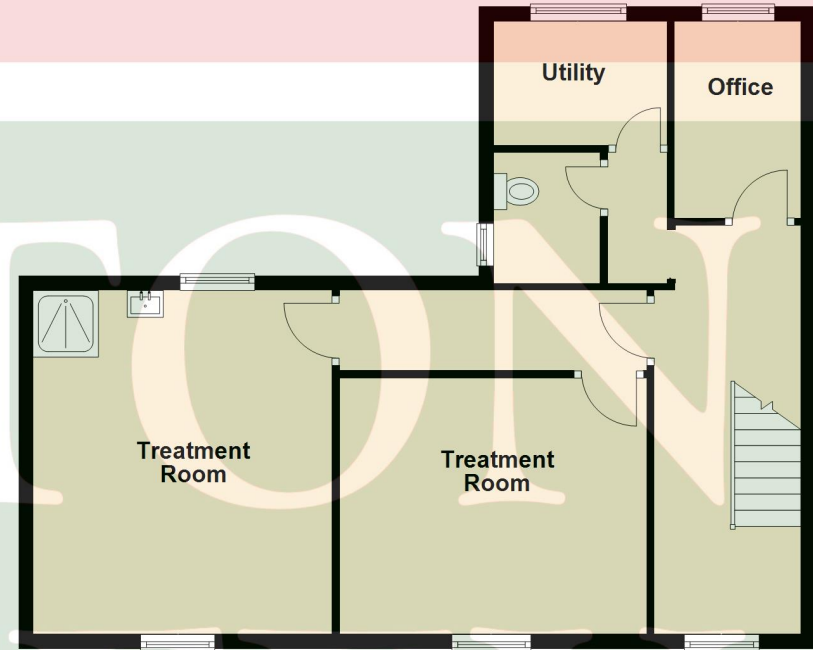
## **OUTSIDE**

To the rear of the property is a parking area and storage shed which is accessed via Marshall Street.

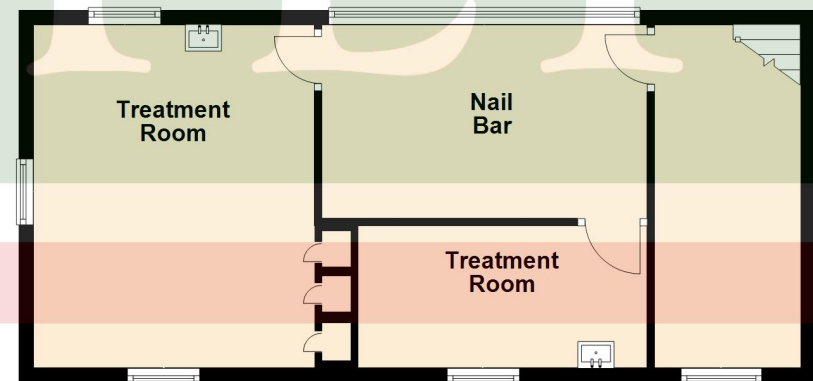
Ground Floor



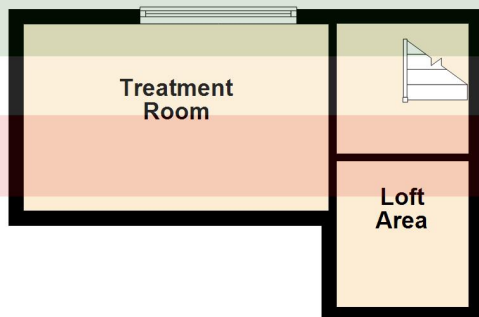
First Floor



Second Floor



Third Floor





## TERMS

To be let on a new lease.

DEPOSIT - Equivalent to 3 months rent.

RENT - 3 months payable in advance.

LEGAL FEES - Each party to pay their own legal costs.

## DIRECTIONS

From the Agent's offices on foot turn right out of the office into Blackfriars Street, turn left at the traffic lights into Railway Road. The property will be found on the right hand side before Lidl.

## OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

EPC - B.

Rateable Value - £5700.

## VIEWING

Strictly by appointment with the agent.



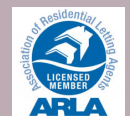


## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 660866  
E: [lettings@beltonduffey.com](mailto:lettings@beltonduffey.com)

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)



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