



22 Wootton Road, Gaywood  
£12,000 Per Annum

**BELTON DUFFEY**

## 22 WOOTTON ROAD, GAYWOOD, NORFOLK, PE30 4EX

A well-located fully fitted takeaway premises in the heart of Gaywood, benefiting from store rooms and bathroom above, garden with large storage shed.

### DESCRIPTION

22 Wootton Road represents an excellent commercial opportunity in a sought-after location, suitable for experienced operators or new entrants looking to establish themselves in Gaywood's local food scene.

Situated in a popular and well-established location in Gaywood, Jade Garden offers an excellent opportunity to acquire a fully fitted Chinese takeaway premises in a busy and well-supported residential area. The property benefits from strong local footfall and passing trade, making it ideal for continued use as a takeaway or for alternative food and beverage concepts.

### SITUATION

Gaywood is an established suburban area to the east of King's Lynn, offering a convenient and well-connected location for commercial use. Surrounded by residential neighbourhoods, Gaywood offers a reliable local customer base making it well suited to a takeaway seeking a cost-effective alternative to the town centre.

### GROUND FLOOR

The premises features a welcoming front customer area with large display windows, providing good natural light and visibility from the street. There is space for customer waiting, with fixed menu window display. To the rear, the property offers a spacious and practical preparation and kitchen area, fitted with stainless-steel work surfaces, commercial extraction, cooking equipment, and storage areas designed to support a high-volume takeaway operation.

Additional benefits include tiled flooring throughout, wash stations, storage shelving, and a layout that allows for efficient workflow between preparation, cooking, and service areas. The premises has been clearly maintained for ongoing trade and offers a solid foundation for an incoming operator to personalise or rebrand as required.

### FIRST FLOOR

To the first floor, the property offers useful and versatile storage rooms along with a bathroom.

### OUTSIDE

To the rear of the property is a good-sized garden area, incorporating a substantial metal storage shed fitted with three freezers and shelving, providing excellent additional storage.





### **LEASE TERMS**

A new FRI lease with length to be agreed.

Rent: 3 months in advance

Deposit: Equivalent of 3 months rent.

### **DIRECTIONS**

King's Lynn, proceed out of town on Littleport Street onto Gaywood Road, Proceed along Gaywood Road veering left at the Gaywood clock into Wootton Road, continue along for a short way and the property be seen on the right hand, just after Debs Forist.

### **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. 01553 616200.

RATEABLE VALUE - £6,600 per annum (From 1 April 2026).

It is recommended that interested parties check direct with the Borough Council of King's Lynn & West Norfolk as small business rates may apply.

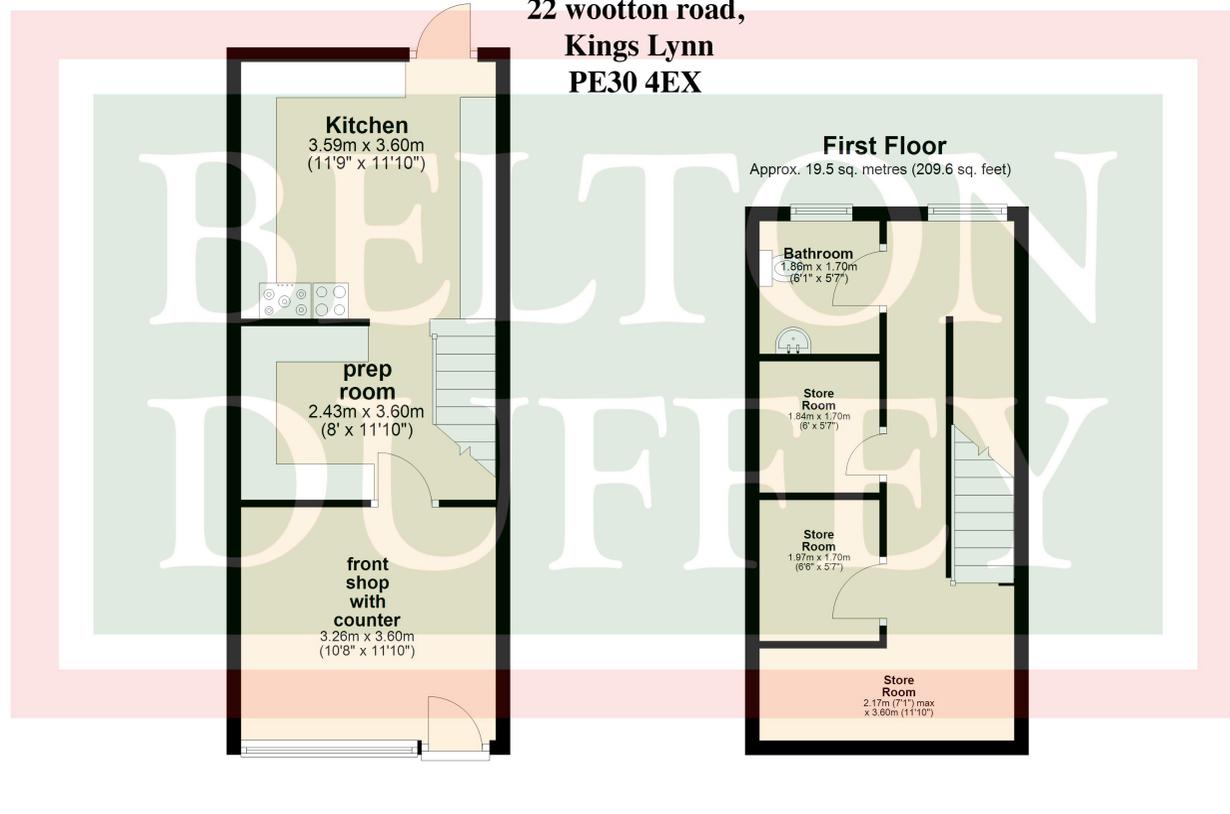
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### **VIEWING**

Strictly by appointment with the agent.



22 wootton road,  
Kings Lynn  
PE30 4EX



**BELTON DUFFEY**

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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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