



**54-55 London Road, King's Lynn, Norfolk, PE30
5QH**

£350,000 Freehold

- Investment Opportunity
- Two Commercial Units
- Three Rental Apartments
- Freehold Included
- Apartment Income £21540 per annum
- Potential Commercial Income of £24K
- EPC Rating E





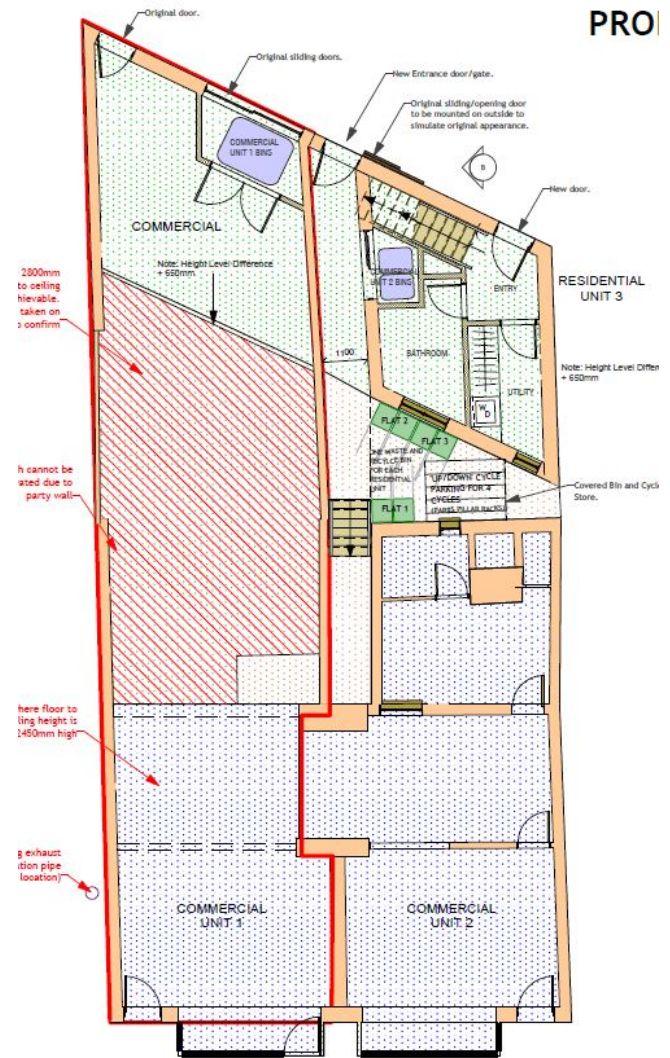
This freehold investment opportunity comprises of two commercial units and three residential apartments located on the main road into King's Lynn town centre. The three apartments are currently let on assured short hold tenancies and generate an annual income of £21540. The two commercial units are currently available for rent with a potential income of £24000 per annum. There is access from both London Road and Guanock terrace with time limited parking on both streets. The following addresses are included within the sale 54 & 55 London Road, 51a, 51b and 52 Guanock terrace, King's Lynn. The current rents are:

51a Guanock Terrace: £495PCM (Potential for further increase) 2 bedroom apartment, 51b Guanock terrace £750PCM 2 bedroom apartment, 52 Guanock terrace 1 bedroom apartment £550PCM

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PRO