



**15-19 Tower Street, King's Lynn**  
**Guide Price £350,000**

**BELTON DUFFEY**



A substantial 2 storey (Approximately 4186 sq.ft.) former restaurant/cafe (Equipped) premises, situated in pedestrian street, just off the main shopping centre with easy access to public car parking.

## **DESCRIPTION**

A substantial 2 storey (Approximately 4186 sq.ft.) former restaurant/cafe (Equipped) premises, situated in pedestrian street, just off the main shopping centre with easy access to public car parking.

The property is equipped with cooking facilities, coffee machine, various fridges, ice cream facilities, ban-marie and has numerous serving areas. The ground floor is approximately 2275 sq.ft and the first floor 1911 sq.ft.

The accommodation briefly comprises: main former restaurant/cafe, 2 serving areas, former kitchen, safe/store room, electric meter cupboard, rear lobby with 2 storage cupboards and disabled toilet. There are 3 staircases, a spiral staircase to the mezzanine area, 1 to the front, 1 to the rear of the property both leading to the first floor with further seating area, WCs, and store.

When the Burger and Social was previously trading the vendor informs the agents there were approximately 80/90 covers on the ground floor and 40/44 covers on the first floor.

The property was previously involved in Planning Permission application, reference number 08/02481/FM in 2008 on land west of Clough Lane PE30 1EJ. This involved planning permission for various apartments. The property has potential for redevelopment, subject to planning permission and necessary consents.

Outside, it has a covered rear courtyard, further courtyard and further parking for approximately 3 vehicles.

## **SITUATION**

King's Lynn is approximately 46 miles North of Cambridge and the regional centre for West Norfolk and has a wide range of amenities. There is a main railway line to Kings Cross and road links include the A47 and A17.

The property is positioned in a pedestrian street just off the main shopping centre within easy access to public car parking. It has the dual advantages of being within walking distance of the High Street and the river front which has undergone extensive improvements within the last few years. Kings Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas' Chapel has been described as one of the finest in Europe. Many television and film crews have used his part of Kings Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc. There is a main line railway connection to London Kings Cross.

## **ENTRANCE LOBBY**

Door into windowed seating area, double doors into the main seating area.

## **MAIN SEATING AREA**

Serving area and a second serving area, door leading into a cupboard housing the electric trip switches, staircase to first floor landing, 2 air-conditioning units (Not tested). Double doors to rear courtyard.

## **KITCHEN AREA**

Twin sinks.



## **SAFE/STORE ROOM**

## **REAR LOBBY**

Door to the outside rear covered area and a second staircase to the first floor.

## **DIASBLED TOILET**

## **UNDER STAIRS STORAGE CUPBOARD**

## **FURTHER STORAGE CUPBOARD**

## **FIRST FLOOR SEATING AREA**

Staircase to the front of the main seating area with air-conditioning area (Not tested).

## **FORMER KITCHEN AREA**

## **SERVING AREA**

Sink unit and worktops and window to rear.

## **INNER LOBBY**

Access to

## **LADIES & GENTS TOILETS**

Ladies toilet containing the Worcester Greenstar 24i gas central heating boiler.

## **OUTSIDE**

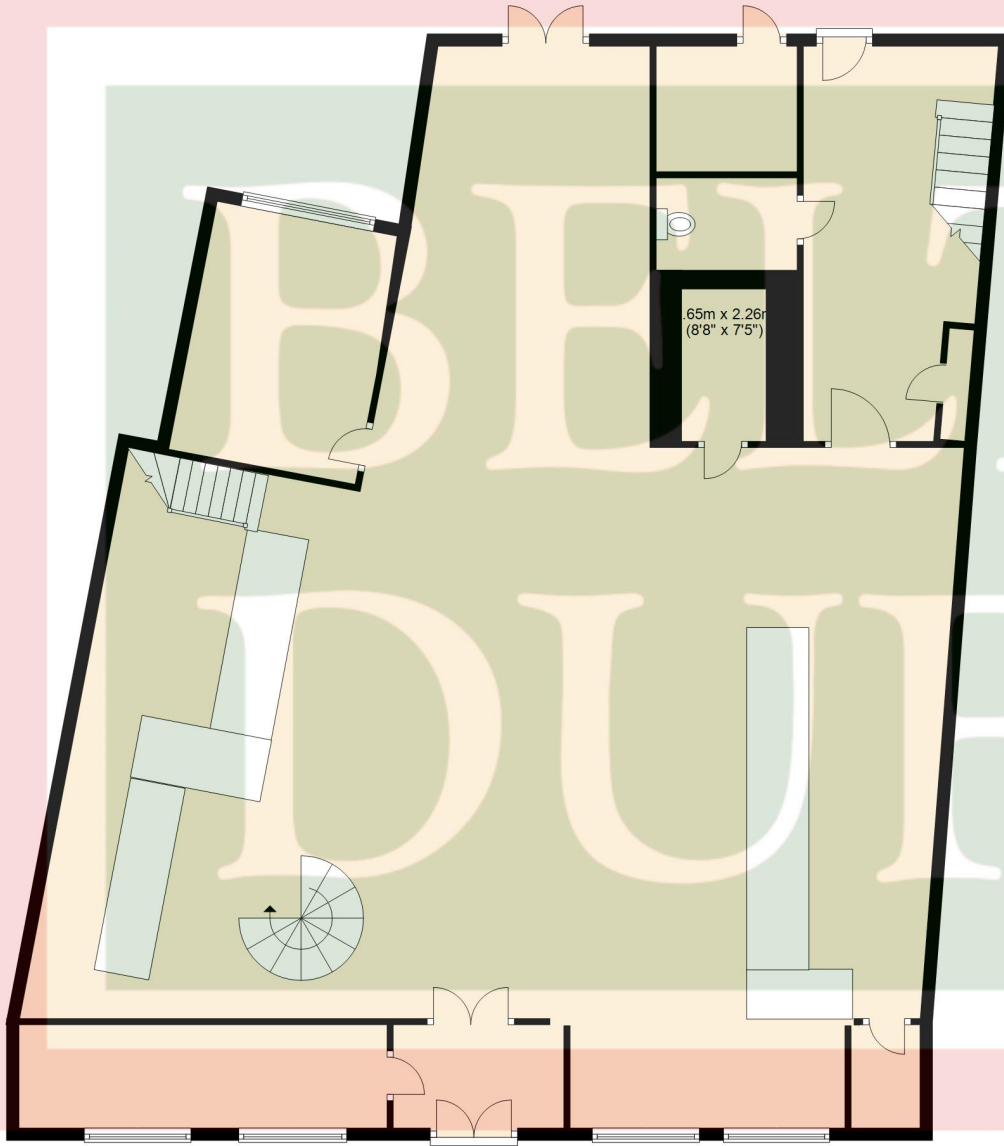
To the rear of the property is an ENCLOSED COVERED AREA and further outdoor area suitable for sitting out etc.

To the rear of this is parking for approximately 3 vehicles.

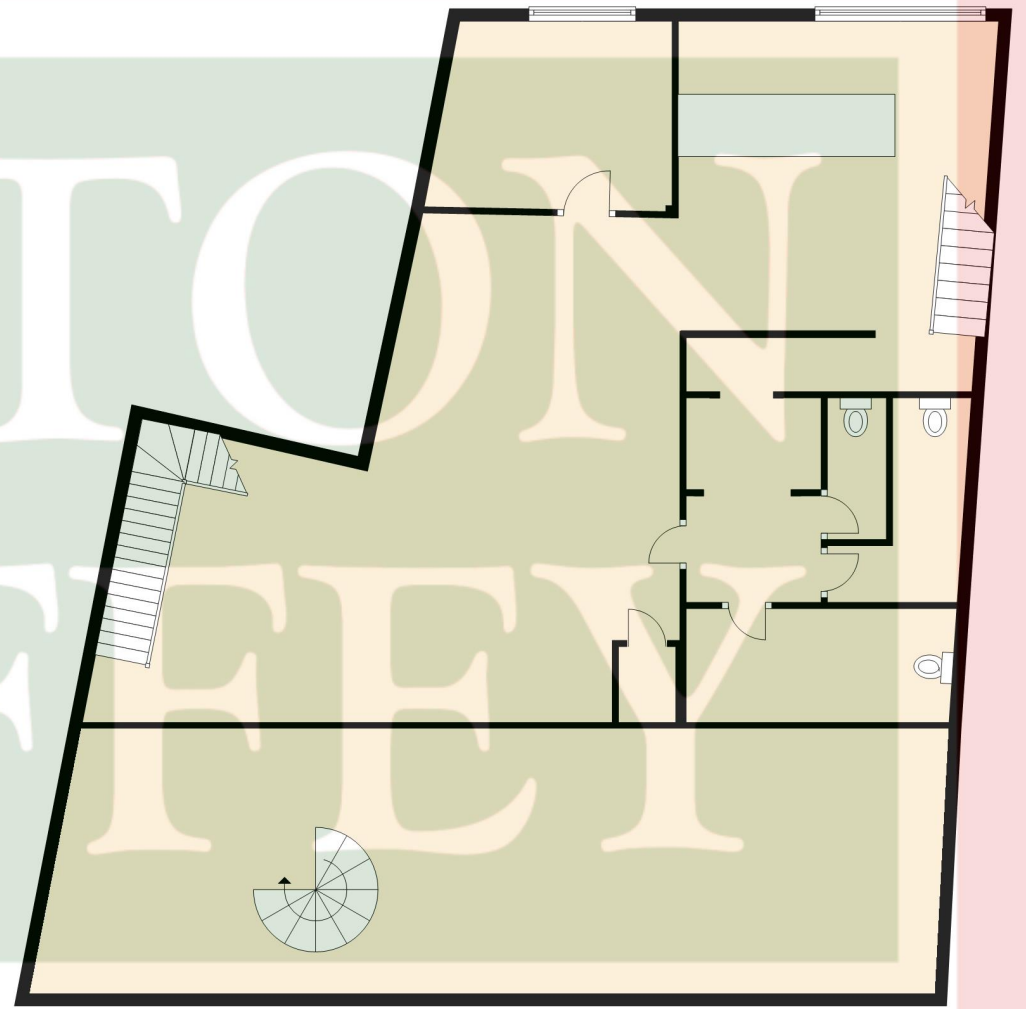
## **DIRECTIONS**

From the Agent's offices on foot turn left from Belton Duffey to Blackfriars Street. Take the first left hand turning to Tower Street, the property can be seen a short way down on the left hand side.

Ground Floor



First Floor



## OTHER INFORMATION

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

EPC - D.

Business rates - TBC.

The last recorded business rates on the Gov.UK website was £29,500 for April 2017.

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

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