



Grimes Butchers Lynn Road, Gayton, King's Lynn, Norfolk ~~£232,900~~

A rare and unique opportunity to purchase shop space with a three bedroom flat above. Situated in the popular village of Gayton, this shop comprises of open plan shop space, w/c, car port, garage. The first floor comprises of separate entrance stair way, lounge, kitchen, three bedrooms and a bathroom. The property presents a rare and unique opportunity to combine a small business with a rental income or living space above. Local amenities can be found within the village including a convenience store and village pub with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Shop Front

21' 09" x 23' 11" (6.63m x 7.29m) Tiled flooring, tiled walls, glazed window facing to front.

Kitchen

8' 00" x 8' 02" (2.44m x 2.49m) Double glazed window, two sinks, tiled flooring.

W/C

Low flush W/C, sink, double glazed window, tiled flooring.

Garage

9' 10" x 14' 01" (3.00m x 4.29m) Up and over front door with carport space to front, double glazed window facing to rear court yard.

Entrance Hallway

Separate entrance hallway with carpeted staircase to first floor, one radiator.

Living Room

11' 07" x 14' 10" (3.53m x 4.52m) Laminate flooring, two radiators, one double glazed window.

Kitchen

9' 08" x 8' 08" (2.95m x 2.64m) Tiled flooring, double glazed window, fitted kitchen units, stainless steel sink, one radiator, oven hob, space for washing machine and fridge

Bedroom One

15' 00" x 8' 09" (4.57m x 2.67m) Laminate flooring, one double glazed window, one radiator.

Bedroom Two

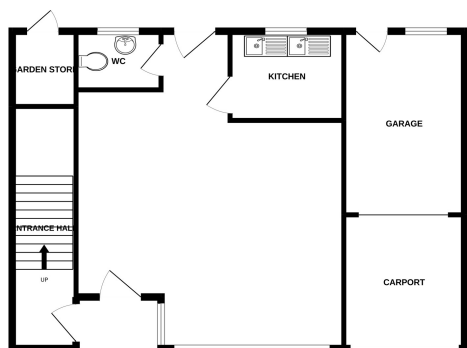
10' 01" x 11' 07" (3.07m x 3.53m) Laminate flooring, one double glazed window, one radiator and fitted cupboard space.

Bedroom Three

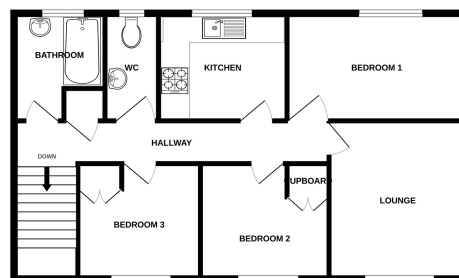
9' 10" x 11' 07" (3.00m x 3.53m) Laminate flooring, one double glazed window, one radiator, and fitted cupboard space.



GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 1624 sq.ft. (150.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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