



NEWSON & BUCK
ESTATE AGENTS

18 Bishops Lynn House
Tuesday Market Place
King's Lynn
Norfolk
PE30 1JW

£3,000,000

Substantial Investment Opportunity. A rare opportunity to acquire 23 residential apartments and commercial premises within a prominent Grade II Listed building overlooking the historic Tuesday Market Place. Bishops Lynn House is a distinguished Grade II Listed former merchant's house dating back to the 17th Century, complemented by a substantial four-storey extension constructed in the 1970s. The property has been thoughtfully converted to provide a range of self-contained apartments alongside commercial spaces. Prime Town Centre Location occupying a commanding position on the historic Tuesday Market Place in King's Lynn, the property benefits from excellent connectivity: Approximately 5 minutes' walk to the town's bus station Approximately 5 minutes' walk to the railway station Direct rail links to Cambridge (approx. 41 miles) Direct rail links to London Liverpool Street (approx. 96 miles) This central location, combined with the character of a historic listed building and established residential/commercial income potential, presents a compelling opportunity for investors seeking a landmark asset in a well-connected market town.

- INVESTMENT OPPORTUNITY
- 23 APARTMENTS
- TOWN CENTRE LOCATION
- FREEHOLD PURCHASE
- FURTHER PLANNING PERMISSION GRANTED
- GRADE II LISTEN PROPERTY
- 14 COMMERCIAL OFFICES



RESIDENTIAL

First Floor

Flat 1 - 1B - 417 sqft
Flat 2 - 1B - 412 sqft
Flat 3 - 1B - 482 sqft
Flat 4 - 1B - 428 sqft
Flat 5 - 1B - 416 sqft
Flat 6 - 1B - 417 sqft
Flat 7 - 1B - 410 sqft

Second Floor

Flat 8 - 1B - 419 sqft (Self-serviced Apartment)
Flat 9 - 1B - 428 sqft
Flat 10 - 1B - 413 sqft
Flat 11 - 1B - 485 sqft
Flat 12 - 1B - 428 sqft (Self-serviced Apartment)
Flat 13 - 1B - 416 sqft
Flat 14 - 1B - 428 sqft (Self-serviced Apartment)
Flat 15 - 1B - 417 sqft

Third Floor

Flat 17 - 1B - 414 sqft
Flat 18 - 1B - 481 sqft
Flat 19 - 1B - 481 sqft
Flat 20 - 1B - 383 sqft (Self-serviced Apartment)
Flat 21 - 1B - 383 sqft
Flat 22 - 2B - 611 sqft
Flat 23 - 1B - 383 sqft (Self-serviced Apartment)

COMMERCIAL

Ground Floor

Suite 1 - 230 sqft
Suite 2 - 450 sqft
Suite 3 - 401 sqft
Talin Suite - 136 sqft
Zuckerberg Suite - 505 sqft
Page & Brin Suite - 269 sqft
Bernes Lee Suite - 269 sqft
Meeting Room - 1000 sqft
Gates Suite - 199 sqft

First Floor

Suite 1 - 316 sqft

Suite 2 - 429 sqft

Suite 3 - 457 sqft

Second Floor

Suite 1 - 322 sqft

Suite 2 - 473 sqft

Suite 3 - 538 sqft

Current Commercial Income - £20,024 pa (approx)

Total Commercial ERV - £106,000 pa (approx)

FURTHER DEVELOPMENT POTENTIAL

Planning permission has been granted to convert the front part of the property to a 8 bed HMO further enhancing the properties potential.

Further information can be provided via the Kings

Lynn Planning Portal Ref - 25/00271/LB

Further Information

For further information regarding the property please contact Ash Weirich at Newson & Buck Estate Agents - ash@newsonandbuck.com - 01553 775151





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