



NEWSON & BUCK  
ESTATE AGENTS



## 18 King Street, King's Lynn PE30 1ES

£210,000

A rare opportunity to purchase this grade II listed commercial building situated on the popular King Street in King's Lynn. The property offers a large shop front with storage and toilet facilities to the ground floor. Office space can be found on the first and second floor with a store room being located on the third floor. Toilet facilities can also be found on both the first and second floor. The property further benefits from gas central heating and courtyard to rear.

A full range of amenities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and King's Cross.

**Shop Front**  
32' 8" x 12' 4" (9.96m x 3.76m) Max Measurements

**Inner Hall**  
Radiator and exit door to side.

**Store Room**  
With gas central heating boiler.

**W/c 1**  
With low flush w/c and wash hand basin.

**W/c 2**  
With low flush w/c and wash hand basin.

**Landing**

**Office One**  
14' 8" x 15' 2" (4.47m x 4.62m)

**Office Two**  
11' 3" x 12' 0" (3.43m x 3.66m)

**W/c 3**  
With low flush w/c and wash hand basin.

**Office Three**  
14' 11" x 14' 9" (4.55m x 4.50m)

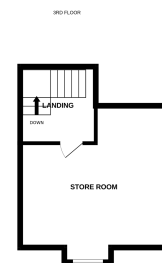
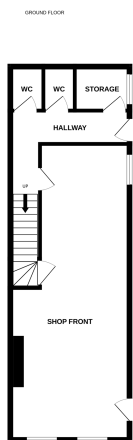
**Office Four**  
11' 4" x 11' 11" (3.45m x 3.63m)

**W/c 4**  
With low flush w/c and wash hand basin.

**Store Room**  
14' 8" x 15' 1" (4.47m x 4.60m) Restricted head height

**Courtyard**  
Gated access leads to the rear courtyard. The neighbouring property (Number 20) has a right of way over the courtyard.

**EPC Rating: D**



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.  
Made with Netopix 2024