



101 Norfolk Street, King's Lynn
Guide Price £130,000

BELTON DUFFEY



101 NORFOLK STREET, KING'S LYNN, NORFOLK, PE30 1AQ

A 2 storey shop premises with kitchenette, W.C, first floor offices being situated in a popular location approximately a 4 minute walk to rail/bus stations.

DESCRIPTION

A 2 storey shop premises with kitchenette, W.C, first floor offices, being situated in a popular location approximately a 4 minute walk to rail/bus stations.

The property briefly comprises front shop area, further shop area with staircase leading to the first floor, rear entrance with door leading to parking space, kitchenette area and cloakroom to the ground floor. On the first floor is a landing/office, front office and rear office.

SITUATION

- Approx. 4 min walk to rail/bus stations
- Near supermarket & town centre amenities

King's Lynn is a historic town situated on the River Great Ouse approximately 11 miles from the Norfolk Coast. It boasts a frequent, electric main line rail link to Ely, Cambridge & London Kings Cross.

Highlights include two Market Places, Minster, Old Town, popular Quay area with waterside eateries, swimming pool & Alive Leisure Centre. The town centre has a pedestrianised shopping area with a lively combination of national retailers, specialist shops & traditional family businesses.

In the vicinity are local shops, supermarkets, primary, secondary schools & University Centre West Anglia, sports & gym facilities, a regular bus service to the town centre, access to the Queen Elizabeth Hospital & the various industrial estates.

TOTAL SHOP AREA SHOP

17.06m x 3.58m max, narrowing to 2.48m in the middle section and 1.64m to the rear section (56' 0" x 11' 9" max, narrowing to 8' 2" in the middle section and 5' 5" to the rear section)



FRONT SHOP AREA

4.75m x 3.30m average (15' 7" x 10' 10" average) Electric consumer unit (Installed 2021), window and door to front, Fujitsu DC inverter, 2 LED striplights, wood panelled walls, opening into

FURTHER SHOP AREA

9.05m x 2.44m, extending to 2.57m (29' 8" x 8' 0", extending to 2.57m) Wood panelled walls, 3 LED striplights, staircase to first floor.

REAR ENTRANCE

3.06m x 1.65m excluding kitchenette area and toilet (10' 0" x 5' 5" excluding kitchenette area and toilet) Door to outside.

KITCHENETTE AREA

1.45m x 0.96m max (4' 9" x 3' 2" max) Worktop with sink unit and mixer tap, LED ceiling light, wood panelled walls.

CLOAKROOM

1.45m x 0.80m (4' 9" x 2' 7") Low level WC.

FIRST FLOOR LANDING/OFFICE AREA

3.95m x 2.55m into stair recess (13' 0" x 8' 4" into stair recess) Window to rear, LED ceiling light, opening into front office, wood panelled walls.

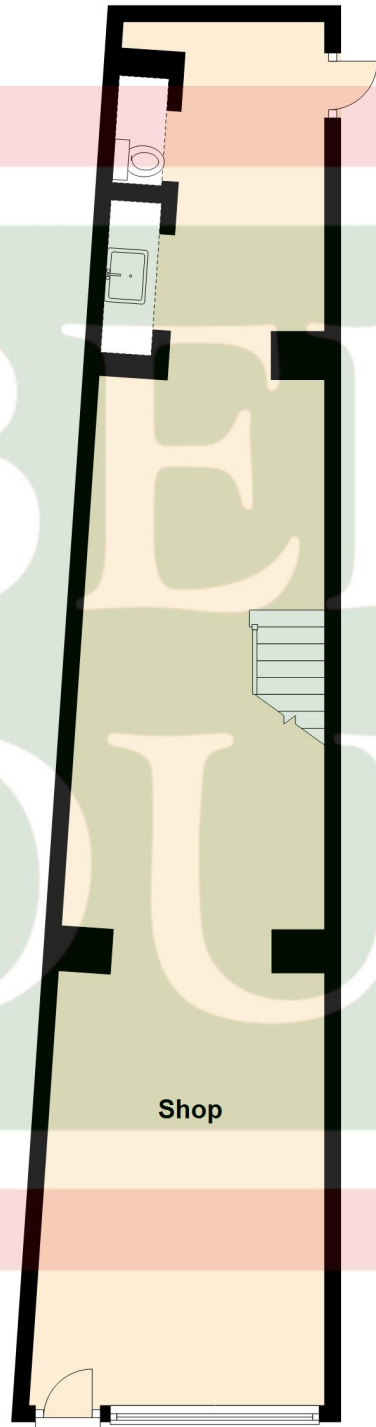
FRONT OFFICE

4.94m x 3.62m (16' 2" x 11' 11") Wood panelled walls, window onto Norfolk Street.

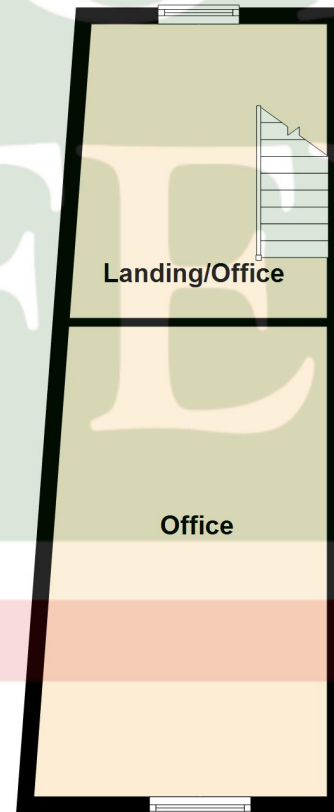
REAR OFFICE**DIRECTIONS**

From the Agent's offices proceed out of Blackfriars Street, turning left into Railway Road. Continue along in the left hand lane and at the traffic lights turn left into Norfolk Street and the property will be seen on the right hand side.

Ground Floor



First Floor



BELTON
DUFFEY

OTHER INFORMATION

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

RATEABLE VALUE - Approximately £6000 per annum.

It is recommended that interested parties check direct with the Borough Council of King's Lynn & West Norfolk as small business rates may apply.

EPC - D.

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.





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