



32b Railway Road, King's Lynn
Guide Price £220,000

BELTON DUFFEY



32B RAILWAY ROAD, KING'S LYNN, NORFOLK, PE30 1NF

A well presented and spacious commercial property (Approx. 3000 sq ft.) located in a prominent location in the town, ideal both for investment or redevelopment.

DESCRIPTION

32b Railway Road has been used as the base for The West Norfolk Deaf Association but originally parts date back to 1886 when it was the Oddfellows Hall.

The property retains many period and character features including, large windows, high ceilings, picture rails, attractive wide staircase and deep skirtings etc. The property offers a variety of well proportioned rooms and would be ideal for another charity, dance studio, office use or for redevelopment, being in the town and within a short walking distance of both the bus and train stations.

SITUATION

Railway Road is a conveniently situated residential location in King's Lynn, offering easy access to the town centre with its wide range of shops, supermarkets, and leisure facilities. The area is particularly well placed for commuters, being within walking distance of King's Lynn Bus Station and the Railway Station, which provides direct rail links to Cambridge and London.

ENTRANCE LOBBY

L-SHAPED ENTRANCE HALL

8.48m x 3.40m extending to 8.06 to the lift door (27' 10" x 11' 2" extending to 25' 6" to the lift door). Accessible opening doors into the entrance lobby, window to front, radiator and wide decorative dog-legged staircase to the first floor.

ROOM 1

7.05m max x 5.75m (23' 2" x 18' 11") 3 large windows to front, 2 radiators and 2 built-in storage cupboards.

ROOM 2

8.65m x 8.28m (28' 5" x 27' 2") 2 high level windows to side, 4 radiators and door providing access to the kitchen and WCs.

STAFF KITCHEN

3.16m x 1.70m (10' 4" x 5' 7") Fitted kitchen with base and wall units, worktop with stainless steel sink, 4 ring hob with oven under, space for fridge, radiator and 3 windows.

2 CLOAKROOMS

Both with low level WCs, pedestal wash hand basins and radiators.





FURTHER GOOD SIZE ACCESSIBLE CLOAKROOM

2.88m x 1.89m (9' 5" x 6' 2") WC, wash hand basin, hoist and radiator.

FIRST FLOOR LANDING

ROOM 3

3.79m x 3.62m (12' 5" x 11' 11") 2 windows to front.

INNER HALLWAY

ROOM 4

3.76m x 1.38m (12' 4" x 4' 6") Fitted worktop to one end with stainless steel sink unit with double cupboard under, 2 wall mounted gas boilers.

FURTHER GOOD SIZE ACCESSIBLE CLOAKROOM

3.74m x 1.80m (12' 3" x 5' 11") WC, wash hand basin.

ROOM 5

4.75m x 3.96m narrowing to 2.63m (15' 7" x 13' 0" narrowing to 8' 8") Large window to front and window into hallway.

ROOM 6

8.13m x 6.55m (26' 8" x 21' 6") High vaulted ceiling, 5 windows and 3 radiators.

OUTSIDE

There is a courtyard garden.

DIRECTIONS

From the Agent's offices on foot turn right out of the office into Blackfriars Street, turn left at the traffic lights into Railway Road. The property will be found a short way down on the left hand side.

OTHER INFORMATION

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

EPC - TBC.

Rateable Value - TBC.

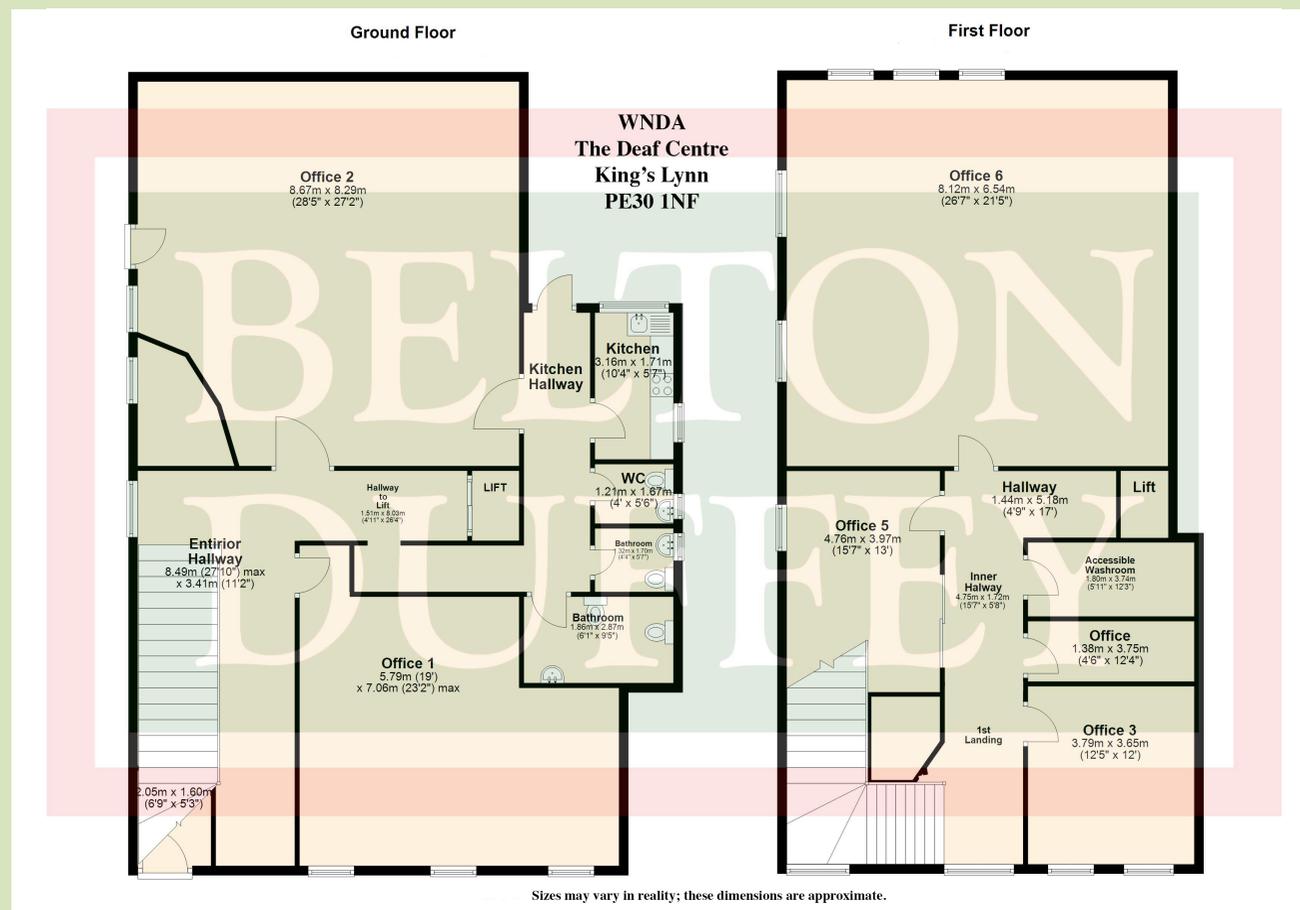
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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