



30 Norfolk Street, King's Lynn
Guide Price £140,000

BELTON DUFFEY



A commercial premises with rear courtyard and a spacious 1 bedroom maisonette above in a popular location.

DESCRIPTION

A commercial premises with rear courtyard and a spacious 1 bedroom maisonette above in a popular location.

The Victorian property is arranged over 3 floors, being built of solid brick walls under a slate roof with the flat and shop having been refurbished in 2017.

The shop is currently being advertised for rent at £6,600 per annum and the maisonette is currently let at £500 per calendar month.

The shop has shutters and comprises entrance door leading to shop area, shop area 1/office with a door leading to a rear courtyard which has access to an external kitchen and toilet.

The flat (30b) is arranged over 2 floors with a first floor double bedroom, spacious bathroom and staircase leading to the second floor sitting room and kitchen.

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.

SHOP

4.48m x 2.63m (14' 8" x 8' 8") Part glazed door and door shutter to outside, window front, window seat with storage under, electric panel heater, under stairs storage area and opening into

SHOP AREA 2/OFFICE

2.49m x 2.40m (8' 2" x 7' 10") Electric panel heater, wash hand basin with chrome mixer tap, door to L-shaped yard.

L-SHAPED YARD

2.92m x 1.90m both max.(9' 7" x 6' 3") both max.



EXTERNAL KITCHEN

2.31m x 1.78m (7' 7" x 5' 10") Worktop with sink unit and chrome mixer tap and double cupboard under.

EXTERNAL TOILET

1.07m x 0.78m (3' 6" x 2' 7") Low level WC.

ENTRANCE LOBBY

1.53m x 0.77m (5' 0" x 2' 6") Double glazed door to outside, staircase to first floor landing.

BEDROOM

3.48m x 3.53m into chimney breast recess (11' 5" x 11' 7" into chimney breast recess) Radiator, 2 sash windows to front.

BATHROOM

2.32m x 2.18m (7' 7" x 7' 2") Bath with shower screen and Triton Enrich electric shower over, low level WC, wash hand basin with double cupboard under, frosted double glazed window to rear, part tiled walls and floor, radiator.

SECOND FLOOR LANDING

1.57m x 1.80m into stair recess (5' 2" x 5' 11" into stair recess)

WALK-IN AIRING CUPBOARD

1.62m x 0.82m (5' 4" x 2' 8") Hot water cylinder and Potterton Gold electric boiler 6 kilowatt (radiator), shelving, window onto kitchen.

KITCHEN

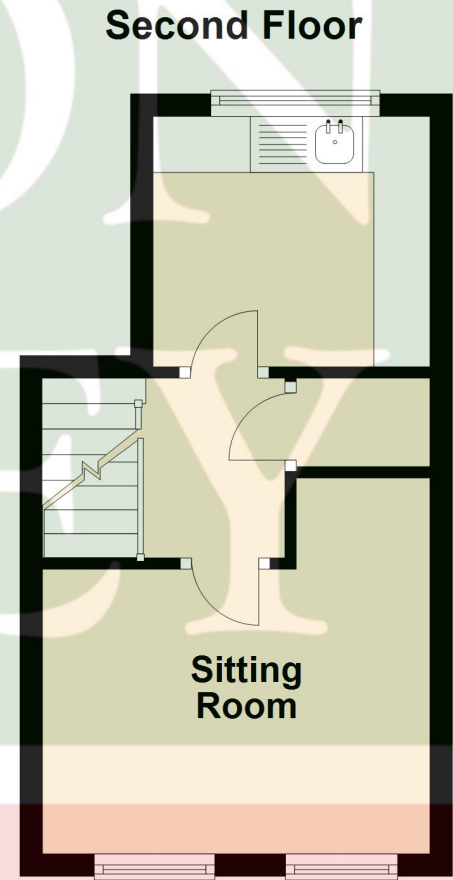
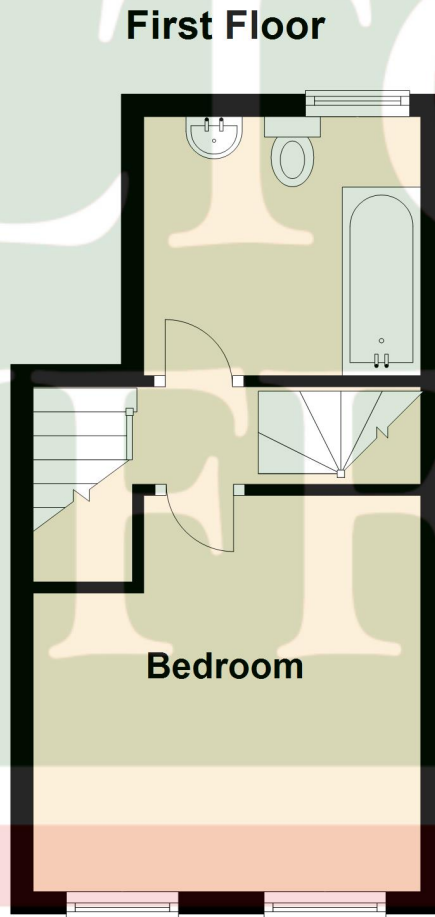
2.30m x 2.18m (7' 7" x 7' 2") Granite effect worktops with stainless steel sink unit and chrome mixer tap, maple effect cupboards and drawers under, space and plumbing for automatic washing machine, matching wall cupboards, radiator.

SITTING ROOM

3.41m x 3.24m, narrowing to 2.58m (11' 2" x 10' 8", narrowing to 8' 6") 2 sash windows to front, radiator.

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 left hand side (Opposite Youngsters World).



Ground Floor

OTHER INFORMATION

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

RATEABLE VALUE - £2400 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: No.30 (Shop): C, No.30B (Flat): E

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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