



FOR SALE or TO LET on LONG LEASE (25 years +) Mixed Residential & Commercial Premises

Important and Prominent Grade II* Listed Building

Flexible accommodation - Located in the historic Riverside area of the town

With large gravel Parking Area to the rear and Courtyard.



"Greenland Fishery"

28/29 Bridge Street

King's Lynn

PE30 5AB

Folio: B/507ts



- **Former Merchants house dating from the 1600's –**
Restored by The King's Lynn Preservation Trust
 - **Convenient location in the town with large walled and gated parking area**
 - **East West aspects with views of River Great Ouse**
 - **Currently laid out as two self-contained units; HOUSE & OFFICE c. 3,100 sq ft GIA**
 - **Ideal "live/work" premises.**
- Guide Price 999 yr lease £400,000**



Location & Description

Being offered to the market for the first time in nearly a century, the **Greenland Fishery** is truly unique and provides a rare opportunity to acquire one of King's Lynn's oldest surviving properties. The origins date back to the 1600's where it was originally built as a wealthy merchant's residence with offices. The building has had various uses over the years including a public house, museum and private residence and was then restored and extended by the King's Lynn Preservation Trust in the late 1990's. The property features a wealth of original features with the most significant being the Jacobean wall paintings which can be found in the first floor bedroom of the house.

The property is currently configured as 2 self-contained units – a large 2 bedroom residence, circa 1050sqft GIA (29 Bridge Street) and commercial office premises approx. 2050 sqft GIA (28 Bridge Street), both set over three floors. There are also cellars under most of the property.

There is a central ground floor passage leading front to rear and both units have doors off this as well their own front and back doors. The whole property offers various permutations (subject to any statutory permissions).

Of particular value in the town centre is the generous sized fully walled car park with spaces for approx. 7 vehicles accessed via double gates.

The historic south quay is only a few minutes' walk and the rear of the property benefits from the West facing sunsets across the River.

King's Lynn is a historic market town situated in West Norfolk which serves a wide area covering North & West Norfolk, Northern Cambridgeshire and Southern Lincolnshire. The town is well connected with mainline railway to London Kings Cross via Ely & Cambridge and the A47 trunk road which provides easy access to Norwich & Peterborough (both around 1 hour).

THE PROPOSAL:

The property is being offered either FOR SALE on a 999 year lease at a peppercorn rent, OR EXPRESSIONS OF INTEREST ARE SOUGHT for the letting on a long lease of the whole premises for a suggested term of 25 years, at an initial premium payable plus annual rent, the levels of which are negotiable. Repair clauses by negotiation. Rent reviews at intervals.

Either proposal will have a lease to include annual access for public visits on designated town heritage day and other usual conservation clauses for the ongoing protection of important internal murals.

All Applications will be subject to references. Each application will be considered on its individual merits. All negotiations are on a subject to contract/ lease and without prejudice basis and subject to Board approval at all times.

Accommodation**28 Bridge Street – Commercial**Ground Floor**Office 1** – 239 sq.ft.**Kitchen** – 200 sq.ft.**WC's**First Floor**Office 2** – 553 sq.ft.**Office 3** – 272 sq.ft.Second Floor**Stores** – 558 sq.ft.Cellars: *not measured***29 Bridge Street – Residential**Ground Floor**Entrance Hall**

With radiator and hatch to cellar.

Kitchen

With fitted wall & base units, worktops, stainless steel sink with drainer & monobloc tap, point & space for a freestanding cooker, point & space for a washing machine, Worcester gas boiler, tiled floor, part tiled walls, radiator and door to courtyard.

Living Room

With stone floor, 2 radiators, 2 storage cupboards TV aerial point, BT telephone point and stairs to the first floor.

Shower Room

With low level WC, pedestal hand basin, shower cubicle with thermostatic shower, tiled floor, tiled surrounds and radiator.

First Floor**Bedroom 1**

With radiator.

Bathroom

With low level WC, pedestal hand basin, shower cubicle with thermostatic shower, tiled surrounds and radiator.

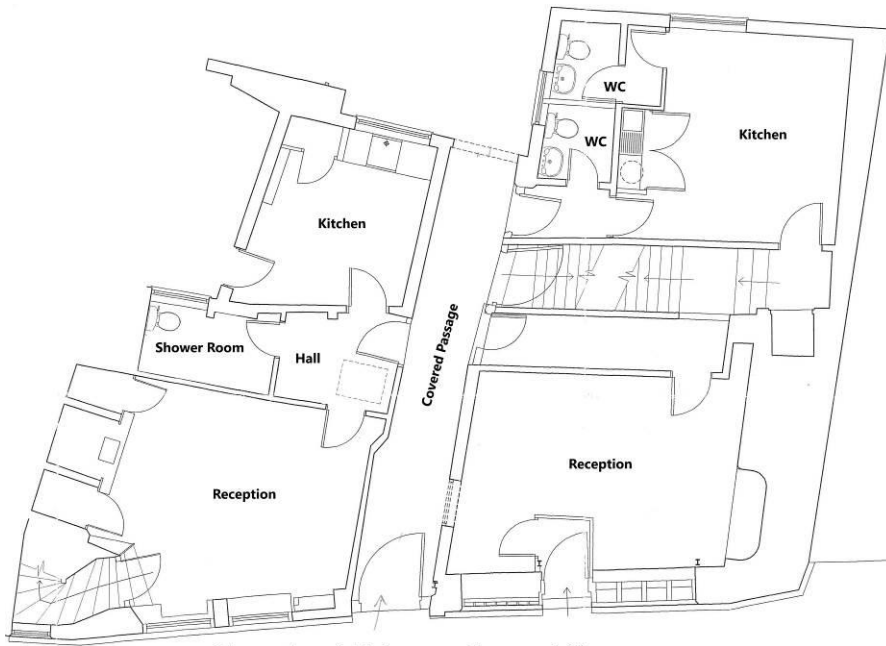
Second Floor**Bedroom 2**

With radiator.

Cellars: *not measured*Outside:

Generous sized rear yard providing for a self-contained courtyard garden area to the house, and gravelled parking area for a number of vehicles surrounded by walling and with vehicular access via double gates.

FLOOR PLANS



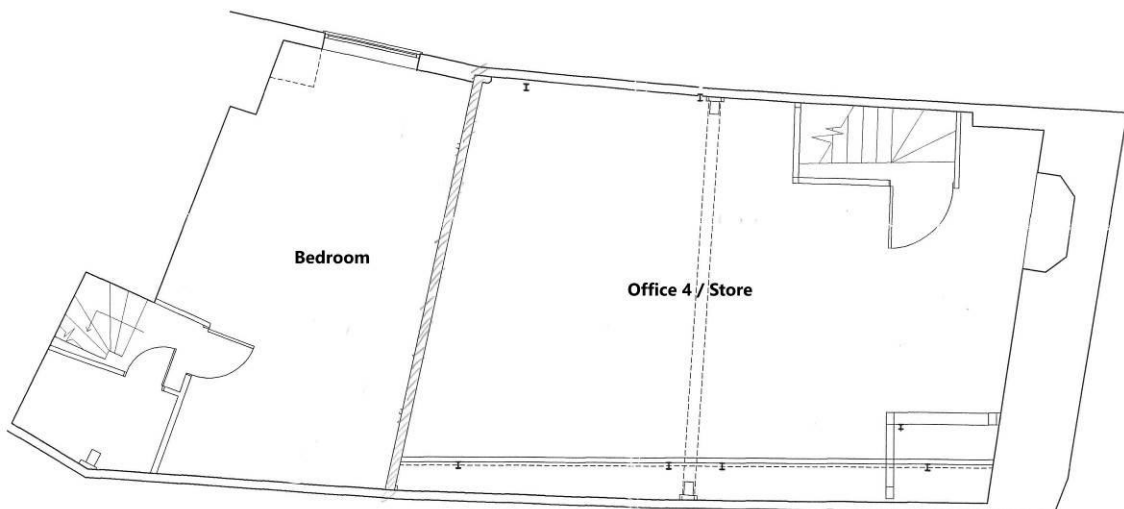
Greenland Fishery - Ground floor

Illustration for identification purposes only, not to scale.



Greenland Fishery - First Floor

Illustration for identification purposes only, not to scale.



Greenland Fishery - Second Floor

Illustration for identification purposes only, not to scale.







IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

Business Rates & Council Tax

28 Bridge Street – Rateable Value £8,500

N.B. This RV would currently benefit from 100% small business rates relief.

29 Bridge Street – Council Tax Band C

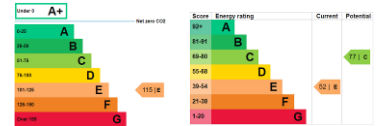
Services

Gas fired radiator central heating to both parts on separate boilers. All Mains services are understood to be available. *These services and related appliances have not been tested.*

EPC's

28 Bridge Street – Band E

29 Bridge Street – Band E



VAT

Any premium, purchase price or rents are quoted net of VAT, if applicable.

Viewing

Further details and arrangements for viewing may be obtained from LANDLES.

Negotiations

All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES.

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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