



LONDON ROAD  
KING'S LYNN PE30 5QH

BROWN & CO



## LONDON ROAD, KING'S LYNN PE30 5QH

Residential & Commercial Opportunity

Exceptional Condition Throughout

Retail Space to Ground Floor

Spacious First & Second Floor Accommodation

Also with Studio Apartment Space

Must be Viewed to Fully Appreciate

Short Walk to Town Centre

Close to Mainline Station to Ely, Cambridge & London



### INTRODUCTION

Brown&Co offer an outstanding, renovated, freehold commercial and residential opportunity in King's Lynn. The property comprises a superb retail unit, a two bedrooms maisonette and studio apartment in a beautiful building on London Road, a thriving main thoroughfare both in and out of the town.

### LOCATION

The property is located on London Road with all of the towns amenities close by including town centre and mainline station to Ely, Cambridge and London which is less than a ten minute walk.

### RETAIL SPACE

A restored and updated retail unit with use class E, suitable for a wide variety of uses, or further uses subject to planning. The property comprises, display window and door, modern high quality inner door and window. Open plan space, 9.3 x 4.3m, with high ceilings, currently with fitted counter to rear and trading lifestyle shop. Some display fixtures and fittings may be available by separate negotiation. To the rear is an inner hall for storage, treatment room, store and wc with access to rear hall and rear courtyard.

Rateable Value £6,500, purchasers are advised to contact the Local Authority to confirm the amount payable as the property may be eligible for some form of transitional relief.

### 48A GUANOCK TERRACE

The property comprises entrance via passage way (right of way) to the rear from Guanock Terrace. There is a staircase to the first floor where access to the property and studio apartment can be found. The studio comprises; bedroom with kitchenette and en-suite shower room with wc. The main property has entrance hallway, fully fitted modern kitchen and sitting room, all with high ceilings. To the second floor are two bedrooms and shower room. The studio apartment is a superb feature which has been recently created by the owners and has been used for both family and AirBnB use.

### OUTSIDE

From the front the property is accessed via foot from the road side, at the rear is a courtyard with gate to passage which leads to Guanock Terrace.

First hand inspection of the property is highly recommended to see the excellent manner in which the property has been updated and is presented.

### SERVICES

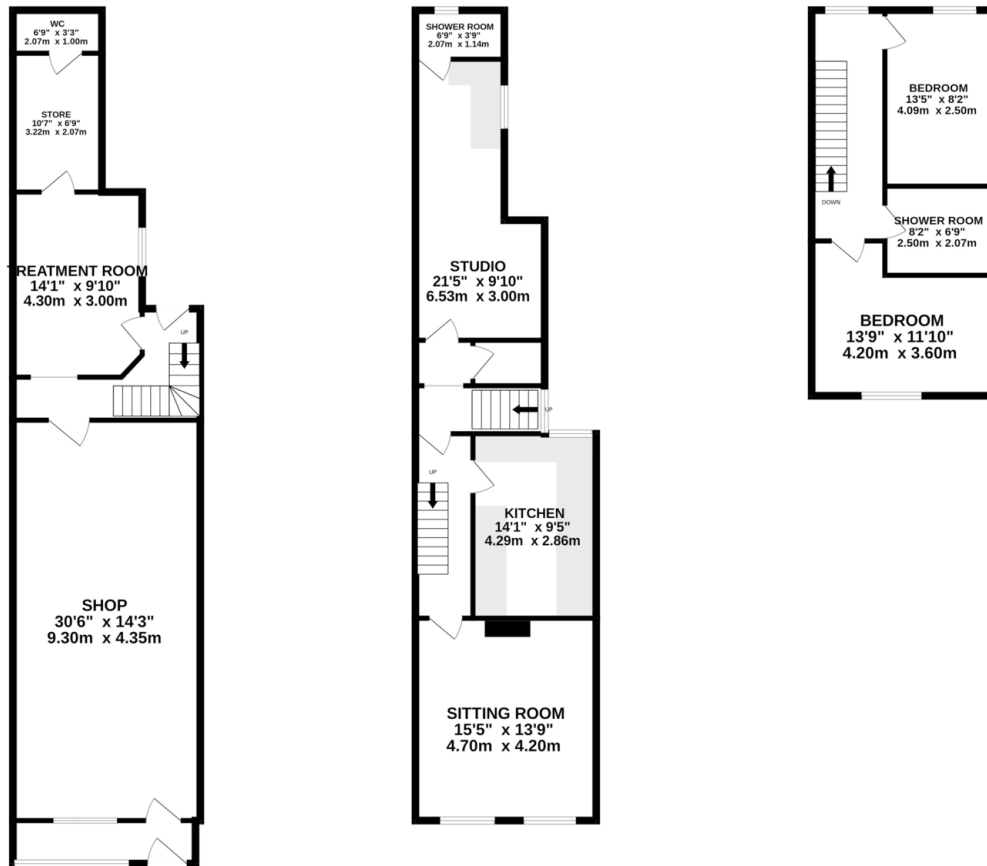
Mains water, drainage and electricity. Gas is connected to both residential flats. None of these services or appliances have been tested by the agent.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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