



Location

Austin Fields is a popular commercial trading estate benefiting from its central location in King's Lynn town centre and ideal for a variety of businesses.

Description

These premises were built by the owners for their own occupation comprising a single story concrete frame and clad unit on a corner site with dual access and a two story brick and tiled extension, interconnecting, providing further offices and workshops. With a wide frontage the unit offers good prominence for a business with parking at the front.



Accommodation

Single Storey part:

Approx. 50'7" x 31' = **1,575 sqft**

with Reception, Office, Stores Workshop and WC.

Interconnecting to

2 Storey Part

Floorplan: approx 23' x 33' over

ground and first floor = **1,528 sqft**

with Workshops, WC and Offices to first floor. part has access loading doors.

Services All mains services are understood to be available. 3 phase electricity. Applicants must make their own enquiries of the relevant authorities. These services & related appliances have not been tested.

Business Rates The VOA website indicates a Rateable Value of £13,500.

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 sole agents, **LANDLES**.

VAT The purchase price is quoted net of VAT, if applicable.

Tenure Freehold.

Anti-Money Laundering Directive In accordance with the above prospective purchasers will be required to provide the usual proof of identity documents at the stage of agreeing a subject to contract sale.

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

Light Industrial Premises Suiting a Variety of Uses

For Sale - freehold



22-23 Austin Fields

Kings Lynn

PE30 1PH

Folio: A/235tc

- **3,103 sqft/288.28 sm**
- **Offices/Showroom/Workshop & Stores**
- **Display Frontage**
- **Corner Site**

Guide Price

£179,000

Blackfriars Chambers | Blackfriars Street
 King's Lynn | Norfolk | PE30 1NY

Tel **01553 772816**

Email info@landles.co.uk

www.klcomprop.com

Thinking of **SELLING** or
LETTING ? Call for an **MA**



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 statuary equipment 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.