

LANDLES

FOR SALE - FREEHOLD

Detached former church premises with extensions

South Wootton – Chapel Terrace

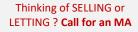


- Detached former chapel
- GIA c.1,205sq.ft / 111 sq.m
- Off Street Parking to the Front
- GUIDE PRICE: £125,000

Chapel Terrace
South Wootton
King's Lynn
PE30 3DB

Folio: C/513ts

Blackfriars Chambers | Blackfriars Street | King's Lynn | Norfolk | PE30 1NY Tel 01553 772816 | E info@landles.co.uk | www.landles.co.uk



















Chapel Terrace, South Wootton, King's Lynn, Norfolk, PE30 3DB

Location & Brief Description

Located on the Western edge of South Wootton and fronting onto Edward Benefer Way (main feeder road into King's Lynn), there premises are accessed via Peppers Green / Chapel Terrace. The property benefits from a brick weave frontage providing of street parking and garage space at the rear. The premises also benefits from central heating, Kitchen and a separate Prep/Store space.

Accommodation

Main Hall 47' 3" x 17' 7" (14.4m x 5.36m)

(Currently split by sliding partition)

Triple aspect with large double glazed windows, feature stain glass windows to the front, front entrance, side entrance with double UPVC external doors and radiators.

Prep Room 10' 7" x 9' 6" (3.23m x 2.9m)

Fitted wall & base units, worktops, stainless steel sink with drainer, tiled surrounds and gas fired boiler.

Gents WC

Ladies WC

Side Entrance 6' 11" x 5' 5" (2.11m x 1.65m) With UPVC external door.

Kitchen 10' 8" x 9' 8" (3.25m x 2.95m)

With fitted wall & base units, worktops, stainless steel sink with drainer, separate stainless steel sink, point & space for a cooker with extractor above and tiled surrounds.

Disabled WC

Overage Clause

An overage clause will be applied to a sale contract in precis as follows: 50% of the uplift in value will be payable to the Vendor or their successors in the event of planning permission being obtained for change of use.

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.**

Tenure Freehold

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 enquires in respect of chain checking, to provide evidence of a lenders mortgage application in principle 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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