

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





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), these 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.

www.

klcomprop.com 

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.

PRS Property Redress Scheme

LANDLES

Sales | Lettings | Valuations
COMMERCIAL PROPERTY

Since 1856

Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY

t: 01553 772816 e: info@landles.co.uk

w: www.landles.co.uk