

# LOT 83 - King's Lynn

Commercial Auction - 24th March 2026

allsop



**\*\*Freehold Office/Medical Investment and Residential Development Opportunity \*\***

Vancouver House, County Court Road, King's Lynn, Norfolk, PE30 5EW

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GUIDE PRICE \*

**£875,000+**

Gross Initial Yield 11.14%

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Live Stream (the first lot to be offered at 11.00 am)



### Key Features

- The property had prior approval for change of use of the 1st, 2nd and 3rd floors from offices to 24 residential flats, now expired (1)
- Part let to Cambridgeshire Community Services NHS Trust with Fixed Increases in 2026 (2)
- Comprises a total of circa 1,971 sq m (circa 21,217 sq ft) with 29 car parking spaces
- Circa 1,281 sq m (circa 13,788 sq ft) offered vacant
- VAT is applicable
- **Six Week Completion Available**

**Total Current Rent Reserved**

**£97,436.61 p.a. (2)**

### Tenure

Freehold

### Location

- ▲ The town benefits from being adjacent to the A47, which links the town to both Norwich and Peterborough and the A10 which is the main route to Cambridge
- 📍 The property is approximately 0.2 miles from King's Lynn Station which provides a direct service to London Kings Cross
- 📍 The property is situated off St James Road, on the north side of County Court Road approximately 0.5 miles south-east of the town centre within a short walking distance of King's Lynn Mainline Rail Station.
- 🏡 The property overlooks a park in this mixed commercial and residential location
- ★ King's Lynn is a port and commercial centre located on the River Great Ouse, 41 miles west of Norwich and 34 miles north-east of Peterborough.

### Additional Information

- There is an ANPR bay monitoring system in place on the car parking spaces.
- Please note the description of the Lot is: Vancouver House, County Court Road ,King's Lynn, PE30 5EW and Land Adjoining Vancouver House, County Court Road ,King's Lynn, PE30 5EW. For full details please refer to the special conditions of sale and legal pack.
- The lot includes a wall. The Seller understands that the wall is Listed but that the Vancouver House building (which is within a separate title), is not. Buyers are referred to the legal pack and are deemed to have made their own enquiries in this regard.
- The Seller advises according to the Borough Council of Kings Lynn & West Norfolk website, the property is within a conservation area. However, the buyer must rely on their own enquiries

## Planning

- (1) The property had the benefit of prior approval for change of use of the 1st, 2nd and 3rd floors from offices to 24 residential flats under Borough Council of King's Lynn & West Norfolk planning application reference number 21/00820/PACU1, but this has now expired.(Decision Issued Date: 04.06.2021)Contact Number: 01553 616200Email: borough.planning@west-norfolk.gov.ukWebsite: www.west-norfolk.gov.uk

## Allsop

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## Sellers Solicitor

Tony Brewster.  
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VAT - VAT is applicable to this lot.

Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
Ground floor (part) Suite A	Cambridgeshire Community Services NHS Trust	Ground floor	340.2 sq m	3,662 sq ft	10 years expiring 02.04.2031 Rent review 03.04.2026 to highest of passing rent, open market rent or RPI indexed rent (with RPI indexed rent subject to 2% collar / 4% cap) <sup>(2)</sup> Effectively FR&I	£51,513 <sup>(2)</sup> p.a.	Rent review 2026 <sup>(2)</sup>
		5 car spaces					
Ground floor (part)	Vacant		149.9 sq m	1,614 sq ft			
First floor	Vacant		489.8 sq m	5,272 sq ft			
Second floor (part) Suite B	Cambridgeshire Community Services NHS Trust	Second floor	349.9 sq m	3,766 sq ft	10 years expiring 02.04.2031 Rent review 03.04.2026 to highest of passing rent, open market rent or RPI indexed rent (with RPI indexed rent subject to 2% collar / 4% cap) <sup>(2)</sup> Effectively FR& I	£45,923 <sup>(2)</sup> p.a.	Rent review 2026 <sup>(2)</sup>
		5 car spaces					
Second floor (part)	Vacant		150.9 sq m	1,624 sq ft			
Third floor	Vacant		490.4 sq m	5,279 sq ft			
Basement boiler room							
		<b>Total</b>	<b>1,971.1 sq m</b>	<b>21,217 sq ft</b>	<b>Total</b>	<b>£97,436 p.a.</b>	

(2) The current rent of the Ground floor (part) Suite A is £43,500pa and the current rent Second floor (part) Suite B is £38,780 pa .The Seller advises it is anticipated that the total rent reserved will rise to at least £97,436 from the rent review dates (3rd April 2026), in line with the known RPI index for the first 4 years and the 2% per annum minimum collar for the 5th year as set out in the leases however the prospective purchasers are to rely on their own conclusions in respect of the rent review provisions. NB Purchasers are deemed to have made their own enquiries in this regard and are referred to the rent review clauses in the leases and the special conditions of sale in the legal pack.

The leases are excluded from the security of tenure provisions of the 1954 Landlord and Tenant Act  
All floor areas are provided for information purposes only and any potential buyer is to rely on their own enquiries

Featured 1



## Featured 2



### Featured 3



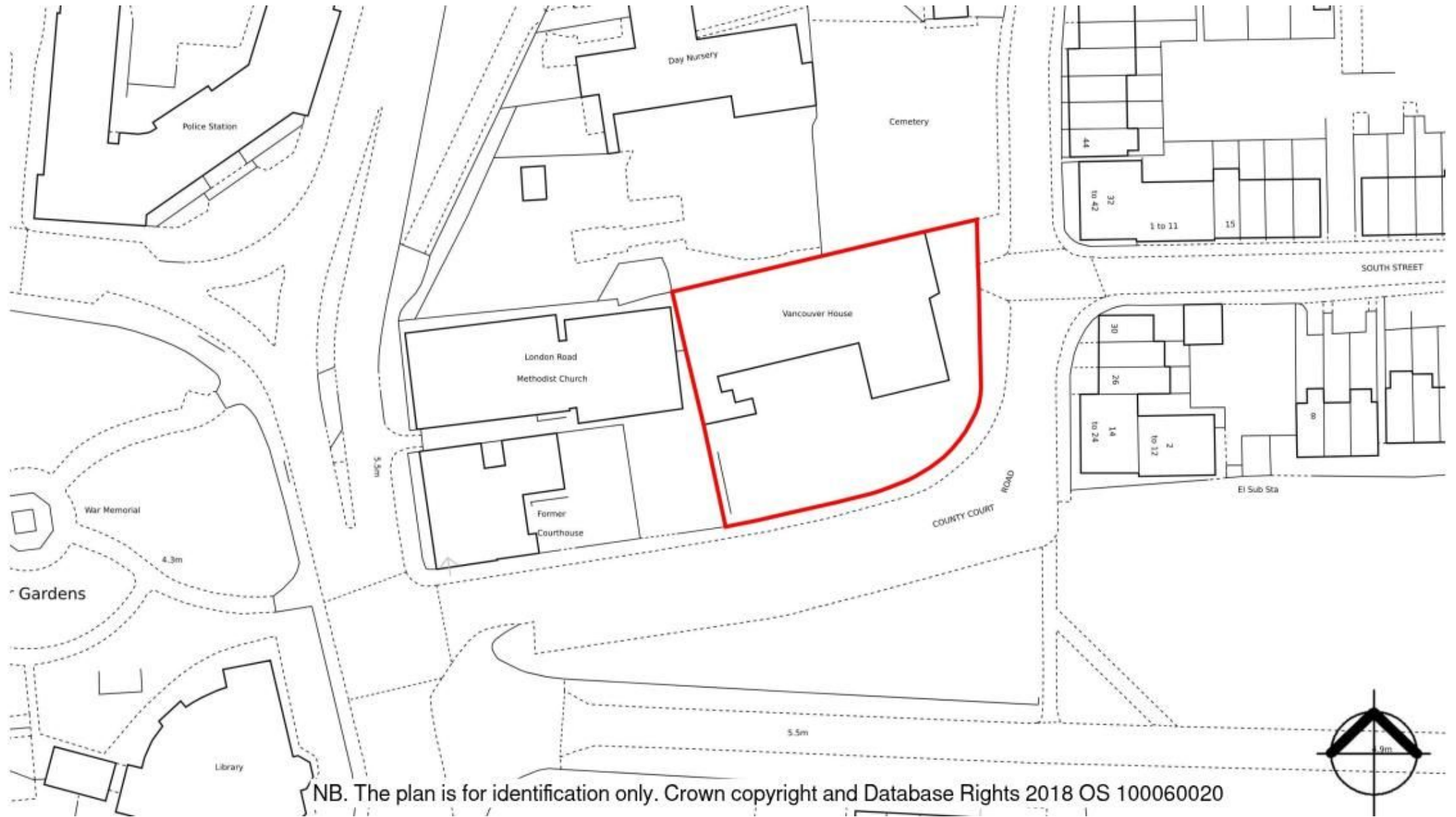
## Featured 4



## Featured 5

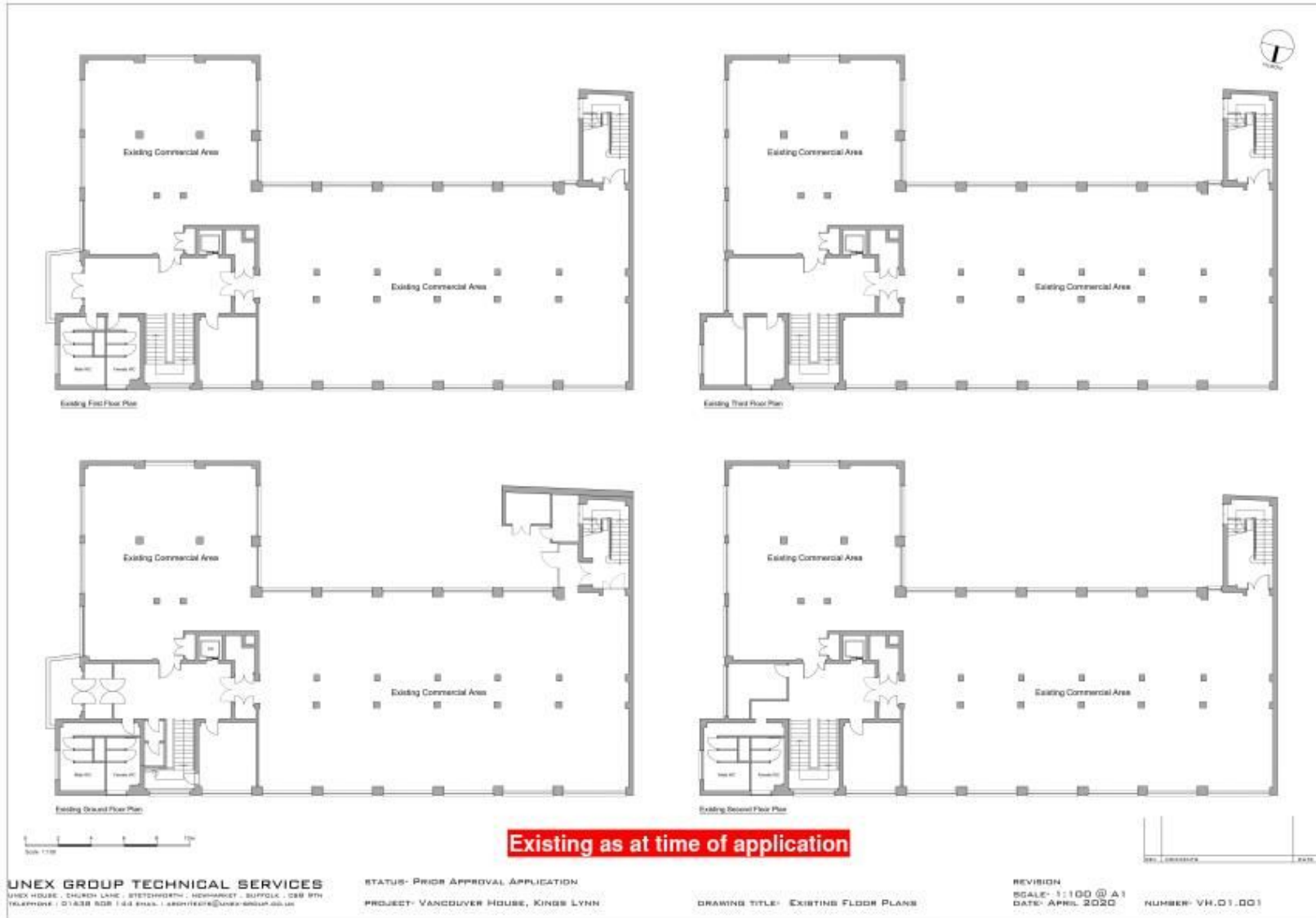


# Pro map





# Floorplan 1



# Floorplan 2



## Disclaimer

-- \*\*Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters\*\*

### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

### Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

### Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:  
Residential Auctions
  - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
  - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
  - All Lots: Buyers Fee £1,500 excluding VAT
1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

**Other Matters**

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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