



55 MARKET PLACE, BURNHAM MARKET, KING'S LYNN, PE31 8HD

PRIME BURNHAM MARKET RETAIL PREMISES

- Rare Opportunity to Secure a Prime Retail Position on the Village Green
- Extensive Retail Display Space
- Rear Courtyard and Access
- Finished to High Specification
- Ready for Occupier Fit Out

£45,000 P.A.X. LEASEHOLD | 154.82 Sqm (1,666 sqft)

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BROWN & CO

LOCATION

Burnham Market is a renowned and Georgian village situated close to the striking north Norfolk coast, an area officially recognised as being of Outstanding Natural Beauty.

The village is often known as the jewel in the north Norfolk crown and is a long-established property hot spot, and as such is a primary retail destination with a strong collection of both local and national retailers. Demand for both residential and commercial property in Burnham Market has remained strong for over two decades with few vacancies throughout recent economic uncertainties.

The property is well positioned on the Village Green, with nearby occupiers including Joules, Gun Hill Clothing, No Twenty9 and Aubin.

DESCRIPTION

55 Market Place is an attractive three-storey Grade II listed retail premises, originally dating from the 18th Century and formerly a residential dwelling. The property features solid brick construction with traditional sliding sash windows and a frontage incorporating plate glass display windows beneath a red pantile roof.

Internally, the accommodation is well arranged and versatile. The ground floor provides an entrance hall (with a step down), leading to two front rooms positioned either side, which in turn open into an open-plan retail area with a lantern roof light. Additional display space is available within two further adjoining rooms.

The first floor comprises an open-plan area suitable for retail, office or ancillary use, together with a bathroom providing a shower, wash basin and W/C. The second floor is accessed via two staircases to the front elevation and offers further usable space.

To the rear, there is a courtyard with rear access for loading and bin storage.

Overall, the property is presented in good condition and would suit a range of independent or national retailers. The property was most recently used as a kitchen showroom.

ACCOMMODATION

Description	Sqft	Sqm
Ground Floor	1,172	108.87
First Floor	350	32.53
Second Floor	144	13.42
Total NIA	1,666	154.82

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SERVICES

We understand the property is connected to mains water, electric and drainage. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Rateable Value from 1 April 2026 - £34,500. Rates Payable £13,179.

LEASE & RENTALTERMS

The property is offered to let on full repairing and insuring lease for a term to be agreed.

EPC

EPC has been instructed, awaiting result.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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