



113 Lynn Road, Snettisham, King's Lynn PE30 7GQ  
Former Retail Premises

**BROWN & CO**



# 113 Lynn Road, Snettisham, King's Lynn PE30 7GQ

## Former Retail Premises

- Generous Forecourt, Parking and Yard
- Former Retail Premises Suitable for a Variety of Uses
- External Store Can be Made Available
- Open Plan Retail Space

**TO LET - £35,000 PAX**



### LOCATION

The property is situated on Lynn Road (the former A149 coast road) on the southern edge of Snettisham, approximately half a mile from the market place and village centre. Snettisham is a well-supported village offering a range of local and specialist shops, a modern Co-op store, builder's merchants and the award-winning Rose & Crown pub and restaurant. Additional amenities, including the Poppyfields retail centre, which is just off the bypass on the western side of the village. The wider coastal strip between King's Lynn and Hunstanton has an estimated resident population of around 40,000 and includes the neighbouring villages of Dersingham, Ingoldisthorpe and Heacham.

Snettisham itself sits on the edge of the Sandringham Royal Estate, conveniently positioned between King's Lynn (12 miles, with mainline rail services to Ely, Cambridge and London) and the seaside town of Hunstanton (5 miles). The village benefits from its own beach, an RSPB nature reserve, a sailing club and easy access to the renowned North Norfolk coastline.

### DESCRIPTION

The property occupies a well-proportioned 0.39-acre, rectangular site in an attractive position, flanked by private residential dwellings

and backing onto garden land, with open parkland directly opposite providing a pleasant outlook. The site is almost entirely surfaced in tarmac, offering excellent circulation and generous parking provision (18 in total), with customer parking to the front and yard to the rear.

At the centre of the site stands the main building, which benefits from a prominent display frontage to the northern end. The building features a distinctive curved 'Nissen'-style roof, providing good internal height and a versatile open-plan layout. A brick-built front extension creates an inviting entrance and display area, while two further extensions to the north offer additional accommodation suitable for a range of uses.

Internally, the trading areas are finished to a good standard, including a modern light grey tiled floor throughout. The building also incorporates a mezzanine level above the raised southern section, providing useful office, messroom and storage space. The varied floor levels and extensions create a flexible arrangement that can be adapted to suit occupier requirements.

Also on the site, there is a separate two storey, brick-built store which could be made available (as edged blue).

### ACCOMMODATION

The property has the following (approximate) net internal floor area:

DESCRIPTION	Sqft	Sqm
Ground floor	5,155	478.88
First Floor	533	49.5
<b>TOTAL NIA</b>	<b>5,688</b>	<b>528.38</b>

### SERVICES

Mains water, drainage and electricity are understood to be connected.

### BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value from 1 April 2026: £47,000

Rates Payable from 1 April 2026 estimated at: £17,954.00

#### LEASE & RENTAL TERMS

The property is offered to lease on terms to be agreed.

#### EPC

The property has an EPC rating of C.

#### 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:

##### Alex Brown

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Property and Business Consultants