



7 Norfolk Street, Kings Lynn, Norfolk PE30 1AR

Prime Town Centre Location

▪ **Prime Town Centre Location:**

Historic pedestrianised Norfolk Street with high footfall, town's main Post Office, near M&S, Boots, Café Nero.

▪ **Substantial Space:** 11,770 sq ft over two floors – ground retail/Post Office + rear parking for 10+ cars.

Immediately Available: New head lease for o/o £75,000p.a.x

Versatile Potential: Flexible layout for development/alternative uses (STP) in charming harbour market town.

Freehold Sale: o/o £695,000

LOCATION

Norfolk Street is one of King's Lynn's oldest streets and is a valuable element of the town's historic character. Within the contemporary town, Norfolk Street is an important pedestrian route into the town that is lined by local, independent retailers and businesses. Together with the High Street, Norfolk Street forms the prime retailing pitch in the town.

The property is situated on a busy thoroughfare in the heart of Kings Lynn town centre, nearby the waterfront, bus station and other local amenities. The premises occupies a prominent trading position on the pedestrianised section of Norfolk Street. Importantly, the property also comprises the town's main Post Office facility. Located opposite Café Nero, WH Smith shares the locality with major high street brands such as Marks and Spencer, Boots and Holland and Barrett amongst a multitude of other independent stores that complement the prominent harbour market town

PROPERTY

The property is of traditional construction and occupies a prominent position on Norfolk Street. The property is arranged over two floors, with the ground floor accommodating a substantial retail area forming the majority of the space. Situated at the rear of the store is the Post Office customer service counter and financial advisory room. A storage space and area to access to the service lift finishes the ground floorplate.

The upper floor currently includes a large storage space, offices, and staff facilities. The layout provides options for future development and alternative uses (subject to planning consent). The building has a combination of pitched and flat roofs.

The property benefits from a large loading and parking area at the rear via Broad Street, with space for at least 10 cars.



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AREA

The property has been calculated to extend to the following internal area

Ground: 641sqm (6,700sq ft)

1st: 471sqm (5,070sq ft)

Total: 1,112sq ft (11,770sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £75,000

SALE

The property is available on a freehold basis for o/o £600,000

V.A.T

The transaction will be subject to VAT

E.P.C

Available on request

TITLE & LEASE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.