

## Residential Development: King's Lynn

Guide Price  
£250,000

### CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

01245 231123

Freehold Residential & Commercial Investment with Development  
Potential

### DETAILS

#### LOCATION

King's Lynn is a market town situated about 46 miles north of Cambridge, with a population of about 40,000 (2011 Census) and serving a wider area of about 200,000 people. It is the regional centre for West Norfolk and well served with a range of amenities. The town has seen a number of new residential and commercial developments and is identified for further growth.

#### ACCESSIBILITY

Road links include the A10, A47 and A17. There is a main-line railway station providing services to London King's Cross in under two hours. Access to the front of the property is from Tower Street which is pedestrianised and vehicular access is available to the rear from Clough Lane.

## THE PROPERTY

The property is situated in a popular pedestrianised retail location close to the High Street and St James multi-storey car park.

**13 Tower Street** – Single lock up ground floor retail unit with sales area, store room, WC and lobby (398.6 sq. ft.).

**10 Clough Lane** – residential unit with entrance hall, store room and kitchen/living area on the ground floor. On the first floor 2 bedrooms and a shower-room (1,005 sq. ft.).

To the rear of the property there is an area used for parking with scope for redevelopment subject to planning consent.

## EXTERNALLY

To the rear of the property there is an area used for parking with scope for redevelopment subject to planning consent.

## SERVICES

Mains services are connected to the property.

## OUTGOINGS

**13 Tower Street:** Non domestic business rates – Rateable Value £7,400 pa

## TENURE & POSSESSION

13 Tower Street is let under a commercial lease (sections 24-28 LTA 1954 excluded) for a term expiring on the 28 February 2022 at a rent of £8,100 pa effectively on internal repairing and insuring terms.

10 Clough Lane is let under an Assured Shorthold Tenancy at a rent £600.00 pcm exc.

Copies of the leases are available on request.

## LEGAL

### NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the

enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **COUNCIL TAX BAND**

10 Clough Lane is assessed as Council Tax Band A.

### **EPC**

10 Clough Lane is classed as Band E.

13 Tower Street is classed as Band G.

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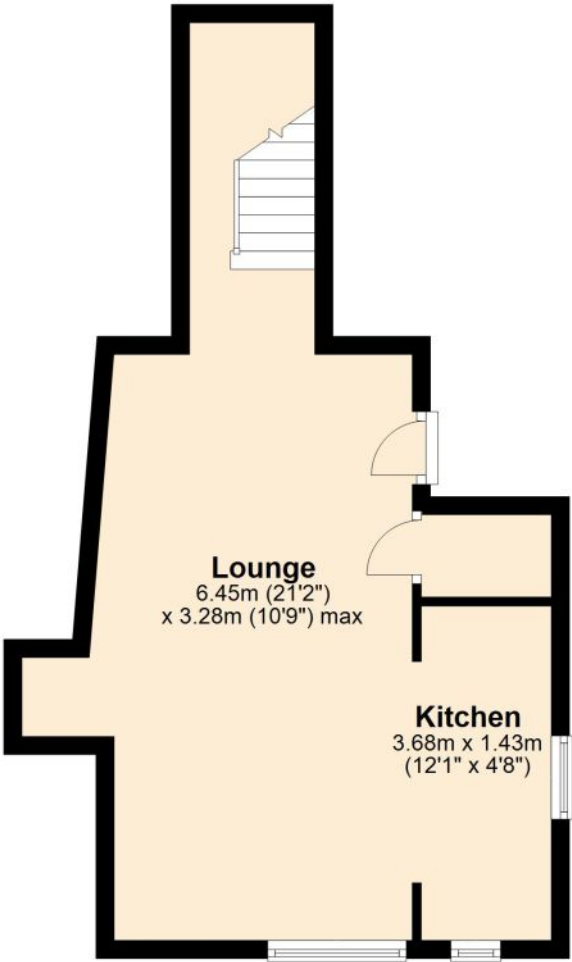
**Whirledge  
&Nott**

Land • Property • Development

First Floor



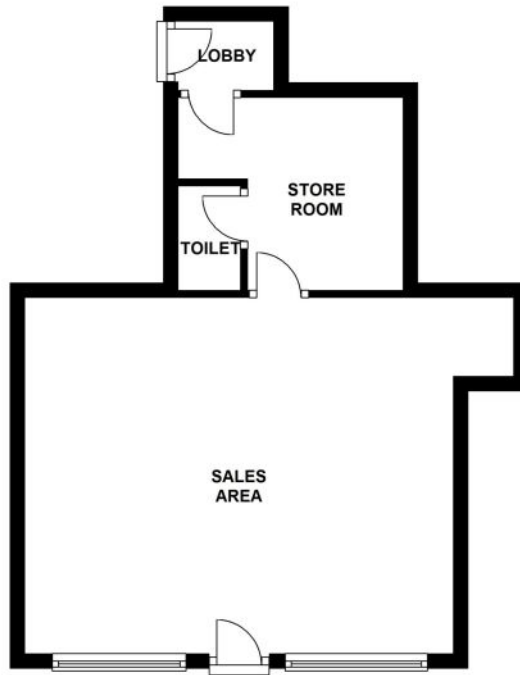
Ground Floor



All Sizes Are Approximates Only  
Plan produced using PlanUp.

# GROUND FLOOR

APPROX. 37.0 SQ. METRES (398.6 SQ. FEET)



13 TOWER STREET, KINGS LYNN