

King's Lynn - 10 Blackfriars Street, Norfolk PE30 1NE
Freehold Vacant Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold Vacant Retail Investment



Investment Consideration:

- Purchase Price: £180,000
- Vacant possession
- ERV: £18,000 p.a. GIT: 10.00%
- VAT is NOT applicable to this property
- Comprises ground floor retail shop with ancillary accommodation at first and second floor
- Suitable for variety of uses (Class E)
- Situated in the heart of the town centre within short walk from Kings Lynn Train Station, with occupiers nearby including Papa Johns Pizza, Ladbrokes, Majestic Cinema, H&M and more.



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Property Description:

Comprises ground floor retail shop with further retail/staff accommodation at first and second floor, providing the following accommodation and dimensions:

Ground Floor: Two shop areas, work area, kitchen, wc

First Floor: Lounge, sitting room, kitchen and a room

Second Floor: Bedroom, bathroom

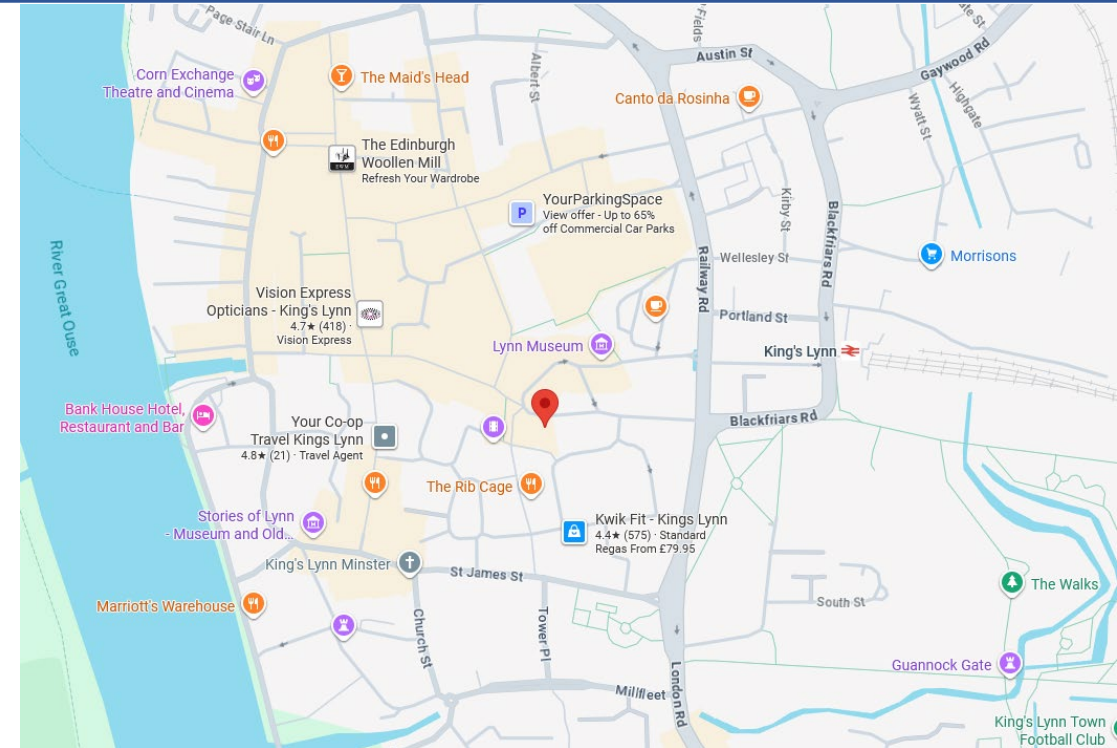
Total GIA: 188 sq m (2,023 sq ft)

Tenancy:

The entire property is at present vacant. ERV: £18,000 p.a.

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. 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 situated in the heart of the town centre within short walk from Kings Lynn Train Station, with occupiers nearby including Papa Johns Pizza, Ladbroke's, Majestic Cinema, H&M, Hays Travel and many more.



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Contacts:

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