



## 1 King Street, King's Lynn, Norfolk

**FOR SALE £325,000**

### Grade II Listed Georgian Office Building

- Prominent Position Adjacent to the Customs House
- Located in Profession Quarter of King's Lynn
- Nearby Public Car Parks and Link to High Street
- Residential Conversion Potential (STP)

**164.59 sqm (1,770 sqft)**

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**BROWN & CO**  
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Location

1 King Street occupies a corner position at the southern end of King Street and Purfleet Quay and is adjacent to the renowned Customs House.

King Street is one of the most historic streets in King's Lynn running from the Tuesday Market Place to the Customs House and is known for many notable buildings and former merchant's houses. The immediate area provides many cultural and leisure facilities including the Corn Exchange, Guildhall, Bank House Hotel and various restaurants and bars.

King's Lynn is an important sub-regional centre and an historic port and market town on the eastern bank of the River Great Ouse. The town is the administrative capital of West Norfolk and provides comprehensive health, educational and shopping facilities and employment opportunities within the Borough. The town is served by the A10, A17, A47 and A148/9 main roads as well as a main line rail service to London (King's Cross) 1 hr 40 mins.

Description

1 King Street comprises a four-story (with basement) Grade II listed Georgian office. The property was built in c.1760 for Sir John Turner and includes basement, ground, first and second floors of traditional solid brick construction beneath a tiled roof, sash windows and front facing parapet/facade.

Internally, the property has been sympathetically modernized and is in very good condition. The ground floor provides a spacious elegant reception area that leads into two glass partitioned offices which benefits from extensive natural light through the front sash windows. W/C and kitchenette are located off the rear of the reception area and access to the basement is beneath the staircase.

The first floor comprises open plan offices and a further glass partitioned office with painted square paneling. The second floor provides additional office accommodation with original fireplace, storage/archive space and W/C. The attic is boarded and provides further storage or scope for more office accommodation.

The basement houses service boards/connections and provides additional storage space.

Accommodation

The property provides the following net internal floor area: -

Description	sqm	sqft
Ground Floor	56.58	609
First Floor	51.21	551
Second Floor	35.38	380
Third Floor (Attic)	21.42	230
Overall	164.59	1,770

Excludes Basement

Services

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

Tenants are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)	£9,800
Rates payable for 2023/2024	£4,890.20

Terms

The property is offered for sale freehold.

VAT

VAT will not be charged upon any sale price negotiated.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

EPC

The property has a rating of E.

Viewing

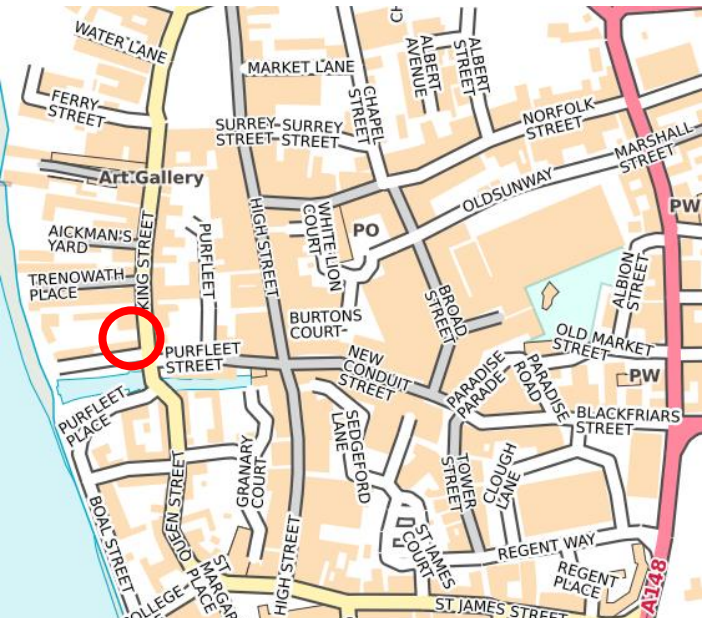
Strictly by appointment with the selling agent:-

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