

Location

Kings Lynn has a population of some 46,093 and is a port and commercial centre located on the River Great Ouse, 39 miles west of Norwich and 32 miles north-east of Peterborough.

Situation

The property is located in a prime position overlooking Tuesday Market Place, a most attractive market square comprising a mixture of Class A2 and A3 occupiers, including PREZZO, J D WETHERSPOON, NANDO'S, LLOYDS TSB, NATWEST, NANDOS and THE CORN EXCHANGE THEATRE. Other nearby occupiers in the High Street are MARKS & SPENCER, PHONES 4U, THE BODY SHOP, ACCESSORIZE, J D SPORTS, MONSOON, BOOTS OPTICIAN, NEXT and CLARKS SHOES.

Description

The property comprises a Grade II listed former Bank benefiting from an existing Class A2 use and is arranged over ground, first and second floors being built of stone and brick construction under a tiled roof.

Town Planning

The property is Grade II listed and is situated within the Kings Lynn Town Centre Conservation Area.

Tenure

FREEHOLD

Tenancy

The entire property is let on a Tenancy at Will to MICHAEL HING FAT MAN AND YING MIN MAN dated the 16th September 2014.

The Tenancy at Will has direct reference to and is subject to the same liabilities and covenants as a Lease in respect of the entire property dated the 18th January 2008 between Warrant Estates Limited and Dot Rice Limited and Michael Hing Fat Man and Ying Min Man.

