

**6 WEEK COMPLETION**



**SITUATION**

Occupying a busy main road (A148) position, in this mixed commercial and residential area being less than a mile from the town centre.

King's Lynn is located on the Norfolk coast at the mouth of the Wash having excellent road communications with the A10, A17 and A47 being some 12 miles from Wisbech and 35 miles west of Norwich.

**PROPERTY**

Forming part of a mid terraced building comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'0"
Internal Width	18'10"
Shop Depth	50'9"
Built Depth	68'6"
Sales Area	Approx 955 sq ft
3 WC's	

**VAT is NOT payable in respect of this Lot**

**Vacant Shop**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**TENURE**

**Leasehold for a term of 99 years from 16th March 1990 (thus having approx 73 ¾ years unexpired) at a fixed ground rent of £1 p.a.**

**Offered with VACANT POSSESSION**

**Note: There may be potential to convert the Shop into Residential Use, subject to obtaining the necessary consents.**



**VENDOR'S SOLICITORS**

Harold Benjamin - Tel: 020 8422 5678  
Ref: A. Farnell Esq - Email: andrew.farnell@haroldbenjamin.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts