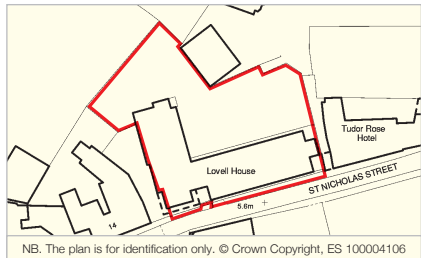
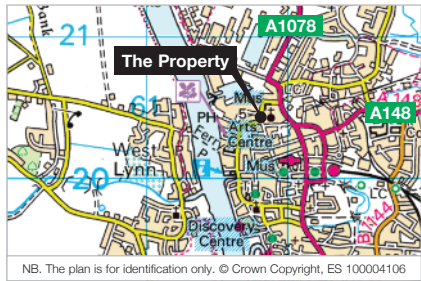


# King's Lynn

## Lovell House, St Nicholas Street, Norfolk PE30 1LR

- A Freehold Detached Office Building with potential for Reconfiguration to provide Residential Accommodation under Permitted Development Rights subject to all necessary notices and consents
- NIA extending to Approximately 1,705 sq m (18,358 sq ft)
- 39 Car Parking Spaces
- Former Job Centre

### Vacant Possession upon Completion



**VACANT – Freehold Building with Potential**



**Tenure**  
Freehold.

**Location**  
The property is situated on the north side of St Nicholas Street, opposite its junction with Tuesday Market Place and High Street. An extensive range of shops and amenities is available within King's Lynn. Rail services run from King's Lynn Station approximately 0.5 miles to the south-east, providing direct access to London King's Cross in approximately 1 hour 41 minutes. The green spaces of Loke Road Recreation Ground are nearby.

**Description**  
The property comprises a detached building arranged over ground and two upper floors. The property benefits from suspended ceilings throughout, air conditioning, gas fired radiators and 39 car parking spaces.

#### Accommodation

Allsop has not measured the property. The following areas were obtained from Draft Rating List (Source: VOA).

Floor	Area (NIA)	
Ground	519.13 sq m	(5,558 sq ft)
First	594.56 sq m	(6,400 sq ft)
Second	594.56 sq m	(6,400 sq ft)
<b>Total</b>	<b>1,705 sq m</b>	<b>(18,358 sq ft)</b>

#### Planning

Local Planning Authority: King's Lynn and West Norfolk.  
Website: [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk)  
Telephone: 01553 616200.

The property may afford possible potential for reconfiguration to residential accommodation under Permitted Development Rights, subject to obtaining all necessary consents.

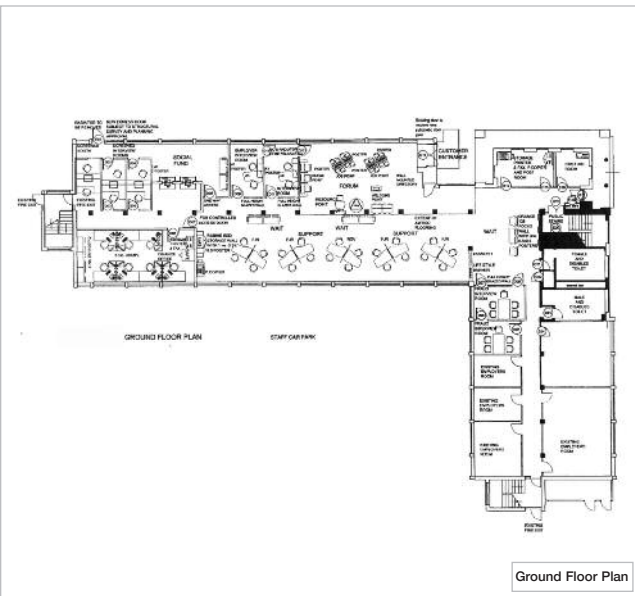
#### To View

The property will be open for viewing on Tuesday 17th July between 11:00 am – 12:00pm. This is an open viewing time with no need to register. (Ref: GB).

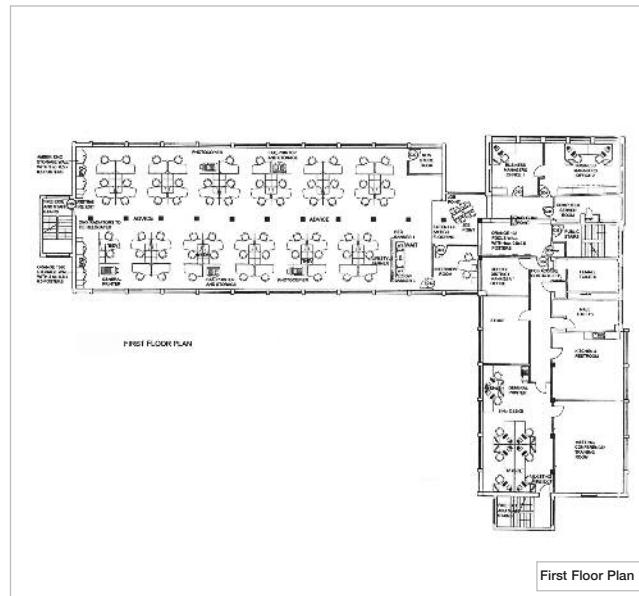
Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsoop.co.uk](http://www.allsoop.co.uk).

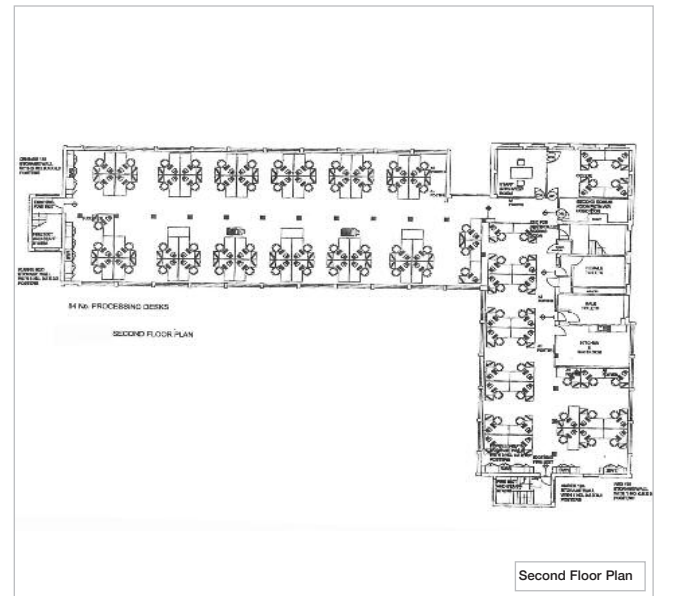
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Ground Floor Plan



First Floor Plan



Second Floor Plan