

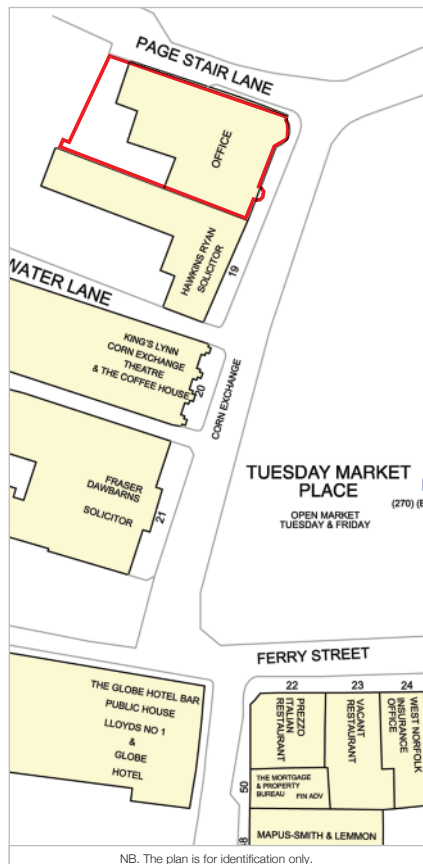
# King's Lynn Bishops Lynn House 18 Tuesday Market Place Norfolk PE30 1JW

- **Attractive Freehold Multi-Let Office Investment**
- Comprising a total NIA of 1,504.4 sq m (16,193 sq ft)
- Well located in town centre
- Residential development potential (1)
- Current Gross Rent Reserved

**£59,112 pa<sup>(2)</sup>  
plus 12,270 sq ft vacant**

**TO BE OFFERED WITHOUT  
RESERVE**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only.

**Tenure**  
Freehold.

## Location

King's Lynn has a population of over 42,000 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. The property is located on the west side of Tuesday Market Place, at its junction with Page Stair Lane. The property fronts a large public car park.

Occupiers close by include Marks & Spencer, McDonald's, H Samuel, Halifax, Monsoon, NatWest, Nando's, Prezzo, TSB and Ladbroke's, amongst many others.

## Description

This substantial part Grade II\* listed property is arranged on ground and two upper floors to the front and three upper floors to the rear to provide a multi-let office building.

## Planning (1)

The property may lend itself to residential redevelopment, subject to the existing leases and obtaining all the necessary consents. All enquiries should be referred to Borough Council of King's Lynn & West Norfolk. Website Address: [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms (3)	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Office 1	LMW Training & Research	Ground Floor 21.37 sq m (230 sq ft)	1 year from 01.06.2018 IR & I	£4,000 p.a.	Reversion May 2019
Ground Floor Office 2	Intelligene Ltd	Ground Floor 41.81 sq m (450 sq ft)	1 year from 01.05.2018 IR & I	£7,704 p.a.	Reversion April 2019
Ground Floor Office 3	Swanstaff	Ground Floor 48.12 sq m (518 sq ft)	1 year from 13.07.2018 IR & I	£8,800 p.a.	Reversion July 2019
Ground Floor Berners Lee Suite	Vacant	Ground Floor 25.87 sq m (278 sq ft)	–	–	–
Ground Floor Zuckerberg Suite	Vacant	Ground Floor 49.60 sq m (534 sq ft)	–	–	–
Ground Floor Page & Brin Suite	Plumstudy	Ground Floor 25.64 sq m (276 sq ft)	1 year from 01.11.2017 IR & I	£4,800 p.a.	Reversion October 2018
Ground Floor Gates Suite	Vacant	Ground Floor 18.11 sq m (195 sq ft)	–	–	–
Ground Floor Rear	Vacant	Business Lounge, Kitchen, Comms Room 86.40 sq m (930 sq ft)	–	–	–
Ground Floor Tallinn Suite	Vacant	Ground Floor 12.80 sq m (138 sq ft)	–	–	–
First Floor Rear	Vacant	First Floor 365.50 sq m (3,934 sq ft)	–	–	–
First Floor Office 3B	Vitalija Fussell	First Floor 13.47 sq m (145 sq ft)	1 year from 23.02.2018 IR & I	£3,600 p.a.	Reversion February 2019
First Floor Offices 1 & 2 and Suite 3A	Vacant	First Floor 99.50 sq m (1,071 sq ft)	–	–	–
Second Floor Office 1 Front	CCW Solicitors	Second Floor 52.58 sq m (566 sq ft)	1 year from 14.12.2017 IR & I	£7,400 p.a.	Reversion December 2018
Second Floor Office 2	Fisher Healthcare	Second Floor 20.97 sq m (226 sq ft)	1 year from 20.03.2018 IR & I	£4,400 p.a.	Reversion March 2019
Second Floor Office 3	Vacant	Second Floor 47.21 sq m (508 sq ft)	–	–	–
Second Floor Office 5	Total Health Care Clinics	Second Floor 27.01 sq m (291 sq ft)	1 year from 04.05.2018 IR & I	£3,200 p.a.	Reversion May 2019
Second Floor Office 4 and Office 6	Vacant	Second Floor 263.98 sq m (2,841 sq ft)	–	–	–
Third Floor Suite 1	KL Publications	Third Floor 56.10 sq m (604 sq ft)	1 year from 01.03.2018 IR & I	£8,568 p.a.	Reversion February 2019
Third Floor Suite 8	Rewardhr	Third Floor 23.45 sq m (252 sq ft)	1 year from 01.03.2018 IR & I	£3,700 p.a.	Reversion February 2019
Collaborative Working Suite 4	Complete Plans Ltd and Abtec Industries	Third Floor 33.98 sq m (366 sq ft)	Monthly Periodic Tenancy	£2,400 p.a. (combined)	–
Virtual Office (4)	Codelogix	–	–	£540 p.a.	–
Third Floor Suites 2, 3, 5, 6, 7	Vacant	Five Offices 170.94 sq m (1,840 sq ft)	–	–	–
<b>Total</b>			<b>1,504.40 sq m (16,193 sq ft)</b>	<b>Total £59,112 p.a.<sup>(2)</sup></b>	

(2) Landlord is responsible for various outgoing (please refer to the legal pack).

(3) The leases are contracted outside of the Landlord and Tenant 1954 Act.

(4) Virtual office agreement (allows Codelogix to use Bishops Lynn House as its registered office).

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

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