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23 Tuesday Market Place, Kings Lynn PE30 1JJ **FOR SALE / TO LET**

Historic Landmark Property

- Formerly Trading as the Gourmet Plaza restaurant & bar
- Good size managers accommodation over
- Central town location overlooking Tuesday Market Place
- Ample Public car parking

426 sq m (3,512 sq ft)

Location

The property can easily be identified on the southern side of the Tuesday Market Place by our letting board.

The property is located on the southern side of the Tuesday Market Place, the largest medieval market square in Northern Europe. The Square contains many listed buildings including the Dukes Head Hotel, the Corn Exchange venue, the Globe Hotel/Wetherspoons as well as Prezzo's Nando's and Natwest, Lloyds and TSB Banks.

A considerable investment has recently been made by the Borough Council in upgrading the layout and amenities of the Tuesday Market Place to enhance its role as the cultural and commercial centre of King's Lynn.

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

Description

Situated in a prime location the property occupies a prominent position on the southern side of the pedestrianised flank of the Tuesday Market Place at the junction with King Street which carries all traffic in and out of the historic core of the town to the South.

The accommodation is current laid out as a buffet style restaurant but could be re configured to suit alternative use, subject to planning.

Currently entered through the main restaurant with buffets area off, opening into the bar with kitchens and ancillary to the rear. The first floor is accessed by a wide sweeping staircase giving access to individual rooms which would suit various uses. The second floor is currently set out as living accommodation.

Accommodation

The property provides the following net internal

Description	sq m	sq ft
Ground Floor		
Main Dining Area/Buffer Area	86	927
Bar	20.6	222
Further Dining Area	22.6	243
Kitchen	31.8	342
Plus Ancillary space and cloakroom		
First Floor		
Function/Meeting Rooms	45.5	490
Dining Area	15.2	164
Ancillary/Stores	45.5	490
Cloakrooms		
Second Floor		
Four Bedrooms	58.8	633
Cloakrooms and Bathrooms		

Rent

£40,000pax

Subject to references

Minimum term of 10 years.

Sale

Asking price £650,000

Services

Mains water, electricity, gas and drainage are connected. 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 amount payable:

Rateable Value (2017 assessment)	£36,250
Estimated Rates payable for 2017	£20,771

Tenure

The Property is offered to let on a new full repairing and insuring lease.

VAT

To be advised.

Legal Costs

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

EPC Rating

Not required Grade II Listed

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

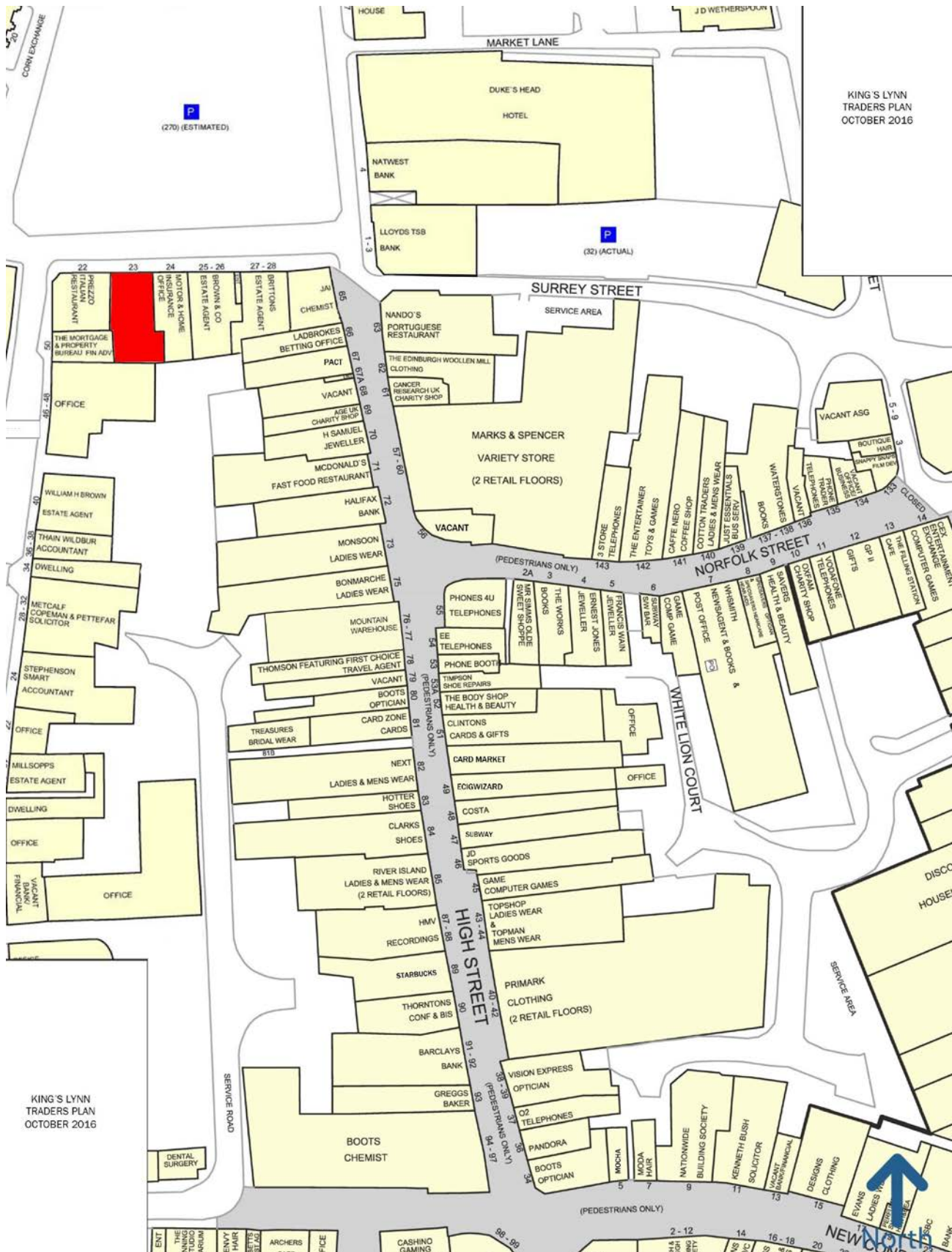
Brown & Co

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