



Commercial Development in PE30

Wootton Road, Gaywood, King's Lynn,
Norfolk, PE30 4EZ

£315,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ COMMERCIAL INVESTMENT OPPORTUNITY
- ✓ BLOCK OF 3 FLATS
- ✓ 3 COMMERCIAL UNITS
- ✓ CURRENTLY LET
- ✓ £43,329 YEARLY INCOME

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

We are pleased to be able to offer this superb investment opportunity for sale. The premises are situated close to the hospital, the popular area of Gaywood with many recreational and shopping facilities including Tesco, Aldi, dentists, launderette/dry cleaner, schools and chemist and the Kings Lynn town centre is easily accessible. The premises have the benefit to use a free, public car park at the rear of the building.

3- 5 Wootton Road, Kings Lynn PE30 4EZ and 1b, c and d River Lane, Kings Lynn.

This building comprises 3 occupied residential units, 3 occupied commercial units, a communal stairwell/hall and some nominated parking spaces shared between Betfred and 1e River Lane. The building has brick walls, single glazed windows and a mostly tiled roof with additions.

TENANCY DETAILS :-

3 x residential Units -known as 1b, c and d River Lane, Kings Lynn PE30 4ED - Periodic tenancies

1 d - Periodic Tenancy retaining 1 month notice period as per the original term.

Second floor.

Tenancy 01/09/2021 - present

This unit comprises a three bedroom flat.

Council Tax Band A

EPC Rating - C - The full report is available to download or can be provided by The Norfolk Agents

1c - Periodic Tenancy with 2 month notice period to vacate

Tenancy 15/7/2026 - present

This unit comprises a studio flat with separate kitchen.

Council Tax Band A

EPC Rating - D - The full report is available to download or can be provided by The Norfolk Agents

1b - Periodic Tenancy with 2 month notice period to vacate

Tenancy 19/06/2026 - present

This unit has one bedroom with a separate private bathroom across the hall. There is no plumbing for washing machine.

Council Tax Band A

EPC Rating - D - The full report is available to download or can be provided by The Norfolk Agents

Combined rental for 3 residential flats - £1465 per calendar month.

3 Commercial Units secure with the Landlord and Tenant 1954 Act

1E River Lane

£416.66 from 03/10/2025 -02/10/2028 (long term likely)

This unit comprises a hall, waiting room, reception room, kitchen area and cloakroom.

Total floor area 80 sq metres approx

The unit is currently used as a beauty salon.

EPC Rating C - The full report is available to download or can be provided by The Norfolk Agents.

Unit 1, 3 Wootton Road, Kings Lynn (currently trading as a phone repair shop)

This unit comprises main shop with approx 3 metre frontage and depth of 6.2m widening out to a width of 3.55 metres and a depth of 3.5 metres. Cloakroom with door giving access to communal entrance hall and rear car parking area.

Total floor area 31 sq metres approx.

£1,250 per quarter 01/09/2020 - 31/08/2030

EPC - TBC

Betfred, 3-5 Wootton Road, Kings Lynn

Recess door with display unit to main shop area and cloakroom.

Total floor area - 145 sq metres approx

£17,000 per annum 19/08/2026 - 18/08/3031

EPC Rating B

Price: Starting Bid £315,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Allocated

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Location

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Tenure

Title number

NK279599 - Freehold

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Wootton Road, Gaywood, King's Lynn, Norfolk, PE30 4EZ

Contact your local branch today for more information on this property:

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