

FOR SALE

RESIDENTIAL AND COMMERCIAL INVESTMENT PORTFOLIO



*1 & 2 High Street, King's Lynn PE30 1BX and
7a & 7b Saturday Market Place, King's Lynn PE30 5DQ*

INVESTMENT PORTFOLIO

BUSINESS AND RESIDENTIAL OCCUPANCIES UNAFFECTED

Saturday Market Place



Location

**1 & 2 High Street, King's
Lynn PE30 1BX
and
7a & 7B Saturday Market
Place, King's Lynn
PE30 5DQ**

Cruso & Wilkin are delighted to offer this investment portfolio for retained clients looking to dispose of their freehold interest in the property, subject to the existing lease / tenancies. As at the date of preparing these particulars the commercial and residential elements are all let, generating a gross rental income of £29,300 per annum.



///lion.comb.amuse



Nearest Postcode
PE30 1BX

Description

Property Investment Portfolio - For Sale

Ground Floor Cafe Business
with separate First Floor Office

First Floor 2 bed Residential Flat (and Office to Cafe)

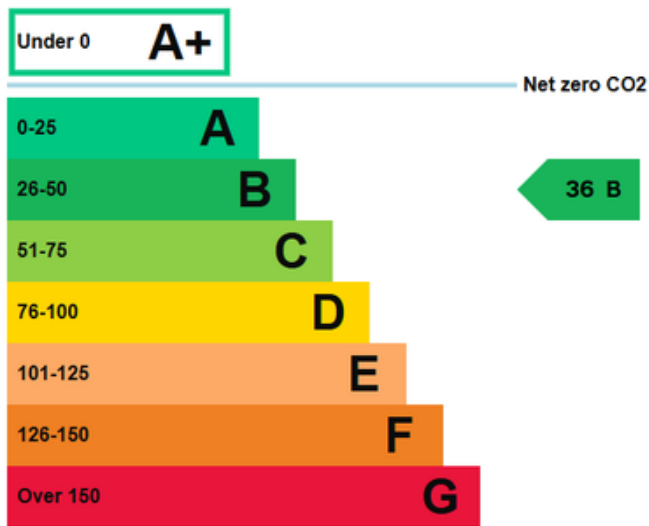
Second Floor 2 bed Residential Flat

Prominent position opposite Lynn Minster

Grade II Listed Property

Directions

Parking on Saturday Market Place (Council Car Park)
Looking directly opposite towards the High Street, the property is located on the convergence of High Street and Saturday Market Place identified by our Sale Board, the postcode and What Three Words below.



The Accommodation

Ground Floor Commercial Premises

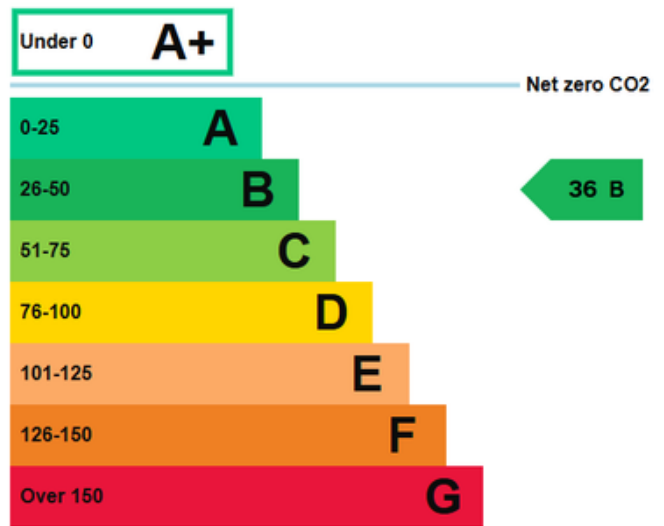
Two entrance doors off High Street,
(Historically two retail shops converted into
one business premises)

Two areas, currently cafe and reading room
Separate Toilet facility
Preparation kitchen area

Rear Yard with small lockable storage unit

First Floor Office with, separate Staff Toilet

Current Rent £12,000 per annum



Residential Flats and Office

Separate access door off the Saturday Market
Place, to entrance hall and communal stairs.

First Floor

Office to business Premises.
With separate Toilet Facility.

First Floor

7a Flat.

Entrance door, 2 Bedrooms, large Living Room
area, Kitchen, Shower Room.

Current rent £8,300.00 per annum

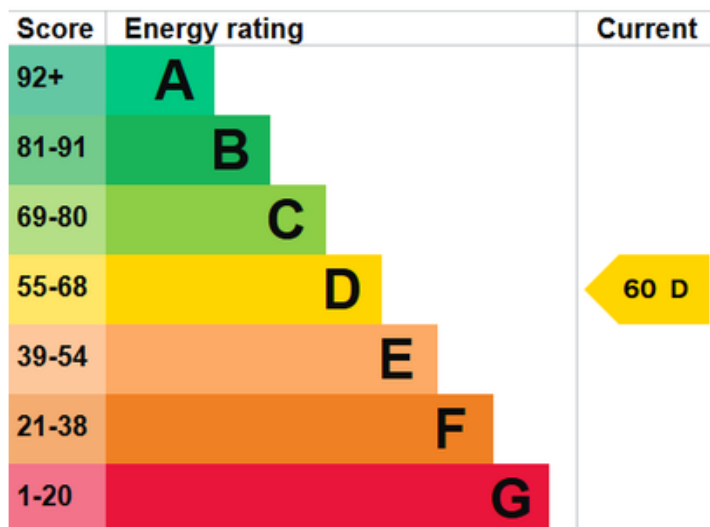
Second Floor

7b Flat.

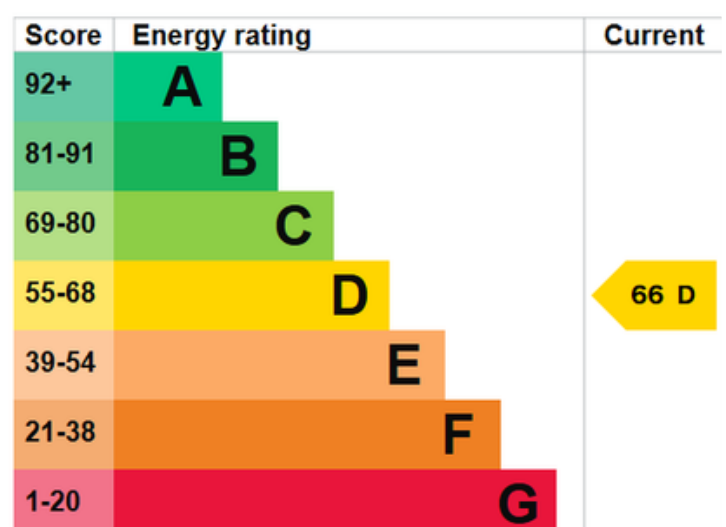
Entrance door, 2 Bedrooms, large Living Room
area. Kitchen, Shower Room.

Current Rent £9,000 per annum

Flat A EPC Assessment



Flat B EPC Assessment



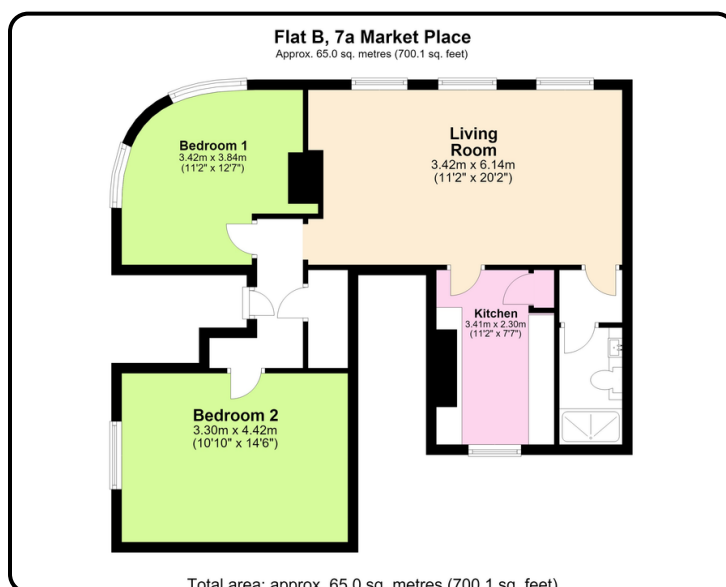
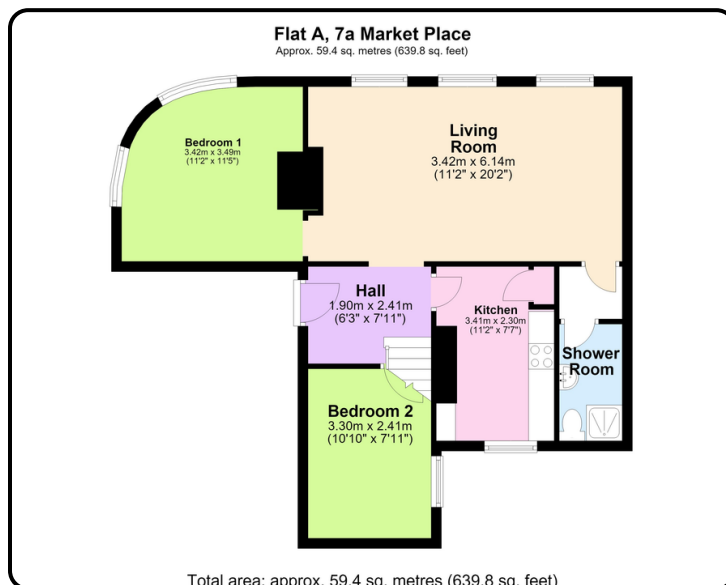
Strictly by prior appointment with the Landlord's Agent, Cruso & Wilkin, telephone: 01553 691691. All viewings to be conducted during daylight hours only. Prior arrangements required to provide notice to the respective tenants

1 & 2 High Street Rating £15,500

Borough Council of King's Lynn & West Norfolk
Telephone: 01553 616200

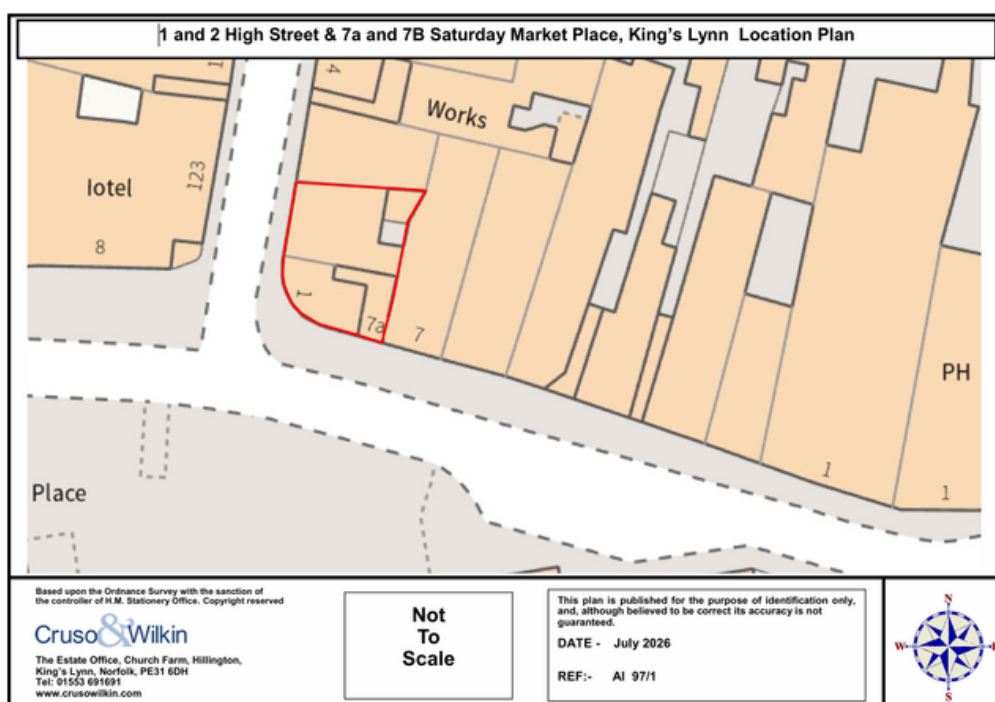
7b Flat - Band D
(Expiry December 2029)

Mains drainage



Cruso & Wilkin can provide details as follows to support the premises:-

Title Register





Lynn Minster



Flat B Living Room prior to current Tenancy



Flat A Living Room prior to current Tenancy



Alex Ison

01553 691691

ai@crusowilkin.co.uk

Particulars prepared: July 2026

Photographs taken: July 2026

Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective purchasers are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.

Cruso & Wilkin

Snettisham Auction Centre, Common Road,
Kings Lynn, Snettisham, Norfolk
PE31 7PF
01485 542656

The Estate Office, Church Farm,
Station Road, Hillington, King's Lynn, Norfolk
PE31 6DH
01553 691691

The Estate Office, 2 Northgate,
Hunstanton, Norfolk
PE36 6BA
01485 535600