Direct Dial: Alex Ison 01553 816425
Email: ai@crusowilkin.co.uk

Our Ref: AI/JKS/262138(81/19)

Cruso & Wilkin

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

01553 691691
www.crusowilkin.co.uk

Date as postmarked

Dear Sir/Madam

Boughton Road Business Premises, Stoke Ferry
Subject to Contract

Thank you for your recent enquiry with regards to the marketing of the above premises; in turn, we have pleasure in enclosing herewith a copy of the sale particulars relating to the subject premises.

As noted within the particulars, parts of the premises are currently let to various occupiers including Stoke Ferry Timber and two other business users and we are more than happy to discuss terms of occupation and the rents passing as applicable.

We are instructed to offer the site to the open market for sale as a whole with an initial **guide price of £995,000 (nine hundred and ninety-five thousand pounds)**, subject to contract.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any points which are of particular importance to you, please contact the Office and we will check any relevant information for you, particularly if you are contemplating travelling some distance to view the property.

Viewing arrangements will be made via the sole selling agents, Cruso & Wilkin who will make the appropriate arrangements with the various occupiers as necessary. Ideally, if prior notification could be provided so that we can make the appropriate arrangements with the occupiers.

Yours faithfully

Cruso & Wilkin

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