

Lot 26, 104 High Street, King's Lynn,

Norfolk PE30 1DA

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold High Street Retail Investment

- Let to Dignity Funerals Limited until 2030 (no breaks)
- Prominent High Street Location
- Asset Management Opportunity
- Residential Conversion Potential of Upper Parts (Subject to Consents)
- Nearby occupiers include Boots, Sports Direct, Trespass, Primark, Clarks, Subway and Savers

Lot

26

Auction

27th March 2025

Rent

£27,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

29 miles east of Peterborough, 38 miles west of Norwich, 39 miles north of Cambridge

Roads

A10, A149, A47, A17

Rail

Kings Lynn Railway Station

Air

London Stansted Airport, Norwich Airport

Situation

The property is centrally situated, occupying a prime retail position on the western side of the pedestrianised High Street, close to the junction with Baker Lane. Nearby occupiers include Boots, Sports Direct, Trespass, Primark, Clarks, Subway and Savers.

Tenure

Freehold.

EPC

D

Description

The property comprises retail accommodation on the ground floor with office and ancillary accommodation on the first floor. The property benefits from rear access via Granary Court where there is a public car park.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

Note

The Photographs were taken in September 2024.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Ground	Retail	109.40	(1,178)	DIGNITY FUNERALS LIMITED (CRN: 00041598) (2)	15 years from 25/03/2015	£27,500	24/03/2020 and 2025 (24/03/2030)
First	Ancillary/Office	25.80	(278)				
First	Office	60.90	(656)				
Total Approximate Floor Area		196.10	(2,112)			£27,500	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/205687016>)

(2) Dignity Funerals Limited is one of the UK's most trusted providers of Funeral Services and Prepaid Funeral Plans. Dignity owns over 800 funeral locations and operates 46 crematoria in the UK (www.dignityfunerals.co.uk). The tenant is not currently in occupation of the property.

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2024