

Lot 11, 26 Rollesby Road, Kings Lynn,

Norfolk PE30 4LS

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Substantial Freehold Warehouse Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Warehouse Investment

- Substantial Warehouse with rear storage units
- Let to Swains International Limited and 24-7 Self Store Ltd until 2037 (subject to option)
- 5 yearly fixed rental increases rising to a minimum of £170,000 in 2027 and £193,000 in 2032
- Site area of 1.97 Acres (0.80 Ha) including approx. 30 car parking spaces
- Total floor area of 3,598.58 sq. m. (38,734 sq. ft.)
- Well established and strong warehouse/industrial location
- Nearby occupiers include Screwfix, Edmundson Electrical, Timber Services and Brewers Decorator Centre

Lot

11

Auction

17th September 2026

Rent

£160,000 per Annum Exclusive
Rising to a minimum of £170,000 in 2027 and £193,000 in 2032

Sector

Warehouse/Industrial, Self
Storage

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

2 miles north-east of King's Lynn Town Centre, 36 miles north-east of Peterborough, 43 miles west of Norwich

Roads

A1078, A148, A149, A10, A47

Rail

King's Lynn Railway Station (direct services to London King's Cross in approx. 1hr 43 mins)

Air

Norwich Airport, London Stansted Airport

Situation

The property is situated on the north side of Rollesby Road, within a well established trade counter/business area, forming part of Hardwick Industrial Estate. The property benefits from excellent road communications, with the A47 and A10 readily accessible, providing connections to Peterborough and Norwich. Nearby occupiers include Screwfix, Edmundson Electrical, Timber Services, Brewers Decorator Centre and a range of local trade counter an industrial businesses.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a substantial single storey warehouse unit with a floor area of 3,598.58 sq. m. (38,734 sq. ft.), upon a site area of 1.97 Acres (0.80 Ha). The property also benefits from approximately 30 car parking spaces.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Tenant	Term	Rent p.a.x.	Rent Review
26 - Front 3 Bays	Warehouse	2,652.02	(28,546)	SWAINS INTERNATIONAL LIMITED (1)	10 years and 6 months from 27/02/2026 until 14/07/2037 (2)	£110,000	Rising to £115,000 on 14/07/2027 Rising to £130,000 on 14/07/2032
26A - Rear Bay	Warehouse	946.56	(10,188)	24-7 SELF STORE LTD (3)	10 years and 6 months from 27/02/2026 until 14/07/2037 (4)	£50,000	Rising to £55,000 on 14/07/2027 Rising to £63,00 on 14/07/2032
Total		3,598.58	(38,734)			£160,000	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(1) Swains International Limited were incorporated in 1952 and supply photographic and imaging products to trade customers throughout the UK, ranging from Kodak, Polaroid, Panasonic, Sony and Epson (<https://swains.co.uk/>). For the year ending 31/03/2024, Swains International Limited reported revenue of £13,922,413, Pre-Tax profits of £524,445 and Net Assets of £3,143,037 (Source: Annual Report and Financial Statements as published at Companies House on 11/08/2026).

(2) The tenant has an option to determine the lease on 14/07/2032.

(3) 24-7 Self Storage Limited were incorporated in 2018 and offer internal storage units, external container storage, secure yard space and vehicle storage and 20 ft shipping containers (<https://www.247selfstore.co.uk/>).

(4) The tenant has an option to determine the lease on 14/07/2032.

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2024