



SITUATION

Located opposite the junction with Guanock Place, nearby a host of local traders serving the surrounding residential area and less than 1/2 mile from King's Lynn Train Station (Great Northern Line).

King's Lynn is located on the Norfolk coast at the mouth of The Wash some 12 miles north-east of Wisbech and 44 miles west of Norwich with direct Rail Link (Great Northern Line) to London King's Cross Station.

TENANCIES AND ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1, 74 London Road	Second Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	6 months from 10th February 2017	£4,800	AST. Holding over. £500 Rent Deposit held.
Flat B, 74 London Road	First Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	1 year from 24th February 2019	£5,100	AST £500 Rent Deposit held.
Flat C, 74 London Road	Ground Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	1 year from 28th September 2018	£4,500	AST £475 Rent Deposit held
Flat D, 74 London Road	Ground Floor Studio Flat: Bedroom/Living Room, Kitchen, Bathroom/WC			VACANT	
Flat 1, 75 London Road	Second Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC			VACANT	
Flat 2, 75 London Road	First Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	1 year from 19th April 2019	£4,800	AST £500 Rent Deposit held.
Flat 3, 75 London Road	Ground Floor Studio Flat: Bedroom/Living Room, Kitchen, Shower/WC	Individual	6 months from 25th January 2019	£4,980	AST £515 Rent Deposit held
Flat 4, 75 London Road	Ground Floor Studio Flat: Bedroom/Living Room, Kitchen, Bathroom/WC	Individual	1 year from 30th April 2019	£4,620	AST £475 Rent Deposit held.
				Total: 28,800 Plus 2 Vacant Flats	

PROPERTY

A pair of mid-terraced houses converted to provide **8 Self-Contained Studio Flats** on ground, first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

**£28,800 p.a. Plus
2 Vacant Flats**

Vendor's Solicitors

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