



12/12A LONDON ROAD, DOWNHAM MARKET PE38 9AW

INDEPENDENT RETAIL UNIT WITH FLAT OVER

- Ground Floor Retail Unit with 30 minute Parking Bays to the Front
- Adaptable Open Plan Space with Cloakroom & Kitchen to the Rear
- Garage/Storage and Allocated Parking Space
- Self-Contained with Independent Access to the First Floor Flat

Alison Richardson

T: 01553 778068

E: Alison.Richardson@brown-co.com

£14,250 P.A.X. | Retail Area 40 sqm (431 sqft)

King's Lynn

Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ

T 01553 778068 | E kingslynncommercial@brown-co.com

BROWN & CO

LOCATION

Downham Market is a traditional Norfolk market town situated in the west of the county on the A10, some 10 miles south of the sub-regional centre of King's Lynn and 35 miles north of Cambridge. The town has a population of approximately 10,000 and serves a much larger catchment area covering the outlying villages and has experienced considerable new house building over recent years with further expansion planned for the future. There is a good range of public amenities including infant, middle and high schools, health facilities, swimming pool, library etc. The town benefits from a main line rail station on the King's Lynn to London line (London King's Cross 1 hour 20 minutes approximately).

DESCRIPTION

Occupying a good position in a prominent modern parade approx 100m from Tesco the property comprises a ground floor lock up retail unit with rear servicing, allocated parking and an additional store/ garage the property offers scope for many uses (subject to planning). The addition of the two bedroomed flat (which has separate access) offers the opportunity to either sub-let or as Manager/proprietor's accommodation. The shop has almost 15 ft frontage and is currently open plan being a former retail unit with cloakroom and kitchen area to the rear.

The flat is entered via an external staircase to the rear of the property and the accommodation is arranged over two floors comprising entrance hall with bathroom, lounge with kitchen and bedroom leading off, stairs to second floor bedroom. To the rear of the property is allocated a parking space and a garage.

ACCOMMODATION

The property has the following (approximate) net internal floor area:

Description	Sqm	Sqft
Ground Floor		
Retail Space	40.05	431
Plus Kitchen & Cloakroom to Rear		
Ground Floor Total	50	539
First Floor Flat		
Entrance hall		
Lounge	3.77m x 4.24m (12ft4" x 10ft6")	
Kitchen	3.22m x 1.95m (10ft6" x 6ft4")	
Study/Bedroom	3.28m x 2.67m (10ft 9" x 8ft9")	
Bedroom 2 - L Shape	2.07m x 3.88m plus 2.13m x 2.84m (6ft10" x 12ft8" plus 6ft11" x 9ft4")	
To the rear lock up garage with up and over door		

SERVICES

Mains water, electricity, and drainage are connected to the property. We have not carried out tests on any of the services or appliances

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.09/07/2026

and interested parties should arrange their own tests to ensure these are in working order.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.
Rateable Value from 1 April 2026: £8,400
Rates Payable 2026/27 estimated at: £3,208.80

Council Tax Band A

LEASE & RENTAL TERMS

The property is available to rent on a new full repairing and insuring lease for a term of years to be agreed.
Please note that any lease will be subject to a satisfactory credit reference check.

EPC

The property has an EPC rating of C.

VAT

It is understood that VAT is not applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.
For further information or to arrange a viewing please contact:

Alison Richardson
T: 01553 778068
E: Alison.Richardson@brown-co.com



