

High Street Retail, Retail - In Town FOR SALE

TSA Property Consultants



7 Norfolk Street, King's Lynn, PE30 1AR

Prime King's Lynn high street freehold | 11,770 sq ft let to TG Jones (Post Office) @ £70,000 pax until 2031 |
o/o £600,000

Summary

Tenure	For Sale
Available Size	11,770 sq ft / 1,093.47 sq m
Price	Offers in excess of £600,000
Service Charge	N/A
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prime Town Centre Location: Historic pedestrianised Norfolk Street with high footfall, town's main Post Office, near M&S, Boots, Café Nero.
- Held on New F.R.I. Lease Passing: £70,000p.a.x
- Freehold Sale: o/o £600,000
- Substantial Space: 11,770 sq ft over two floors – ground retail/Post Office, upper storage/offices/staff; rear parking for 10+ cars.
- Let to TG Jones Retail Expiring 2031

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Summary

Available Size	11,770 sq ft
Price	Offers in excess of £600,000
Business Rates	Upon Enquiry
Service Charge	N/A
Car Parking	N/A
VAT	Applicable. Transfer of a going concern
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property is of traditional construction and occupies a prominent position on Norfolk Street.

The property is arranged over two floors, with the ground floor accommodating a substantial retail area forming the majority of the space. Situated at the rear of the store is the Post Office customer service counter and financial advisory room. A storage space and area to access to the service lift finishes the ground floorplate.

The upper floor currently includes a large storage space, offices, and staff facilities. The layout provides options for future development and alternative uses (subject to planning consent). The building has a combination of pitched and flat roofs. The property benefits from a large loading and parking area at the rear via Broad Street, with space for at least 10 cars.

Area

The property has been calculated to extend to the following internal area

Ground: 641sqm (6,700sq ft)

1st: 471sqm (5,070sq ft)

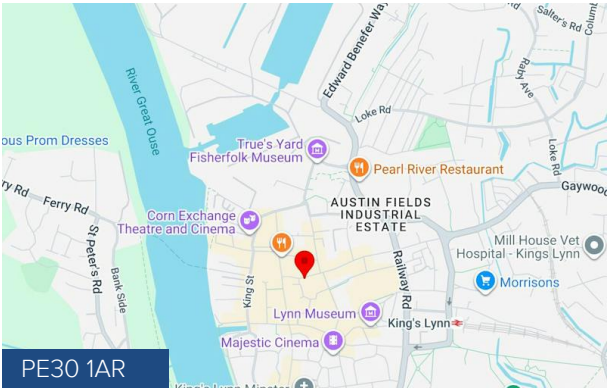
Total: 1,112sq ft (11,770sq ft)

Investment summary

The property is held on a full repairing and insuring head lease to TG Jones Retail Holdings Limited expiring 17th September 2031 at a passing rent of £70,000p.a.x.

TG Jones Retail Holdings Limited is the former WH Smith high street business, bought by Modella Capital in June 2025 and rebranded TG Jones. For the financial year to 31 August 2024, accounts show turnover of £221.5 million and 9,517 employees, while the live chain was trading from 451 stores with about 4,700–5,000 staff at July 2026.

Strengths are a national high-street footprint in town centres, shopping centres and retail parks, a core offer of books, stationery, cards and news plus Post Office, Toys R Us, banking and Hobbycraft concessions, historically more than a million customers a week, and owner-backed investment to slim loss-making leases and reset pricing after the forced loss of the WH Smith name



Viewing & Further Information



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Location

Norfolk Street is one of King’s Lynn’s oldest streets and is a valuable element of the town’s historic character. Within the contemporary town, Norfolk Street is an important pedestrian route into the town that is lined by local, independent retailers and businesses. Together with the High Street, Norfolk Street forms the prime retailing pitch in the town.

The property is situated on a busy thoroughfare in the heart of Kings Lynn town centre, nearby the waterfront, bus station and other local amenities. The premises occupies a prominent trading position on the pedestrianised section of Norfolk Street. Importantly, the property also comprises the town’s main Post Office facility.



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Prime Town Centre Location

- **Prime Town Centre Location:**
Historic pedestrianised Norfolk Street with high footfall, town's main Post Office, near M&S, Boots, Café Nero.
 - **Substantial Space:** 11,770 sq ft over two floors – ground retail/Post Office + rear parking for 10+ cars.
 - **Held on New F.R.I. Lease Passing:**
£70,000p.a.x
 - **Let to TG Jones Retail Expiring 2031**
- Freehold Sale: o/o £625,000**

LOCATION

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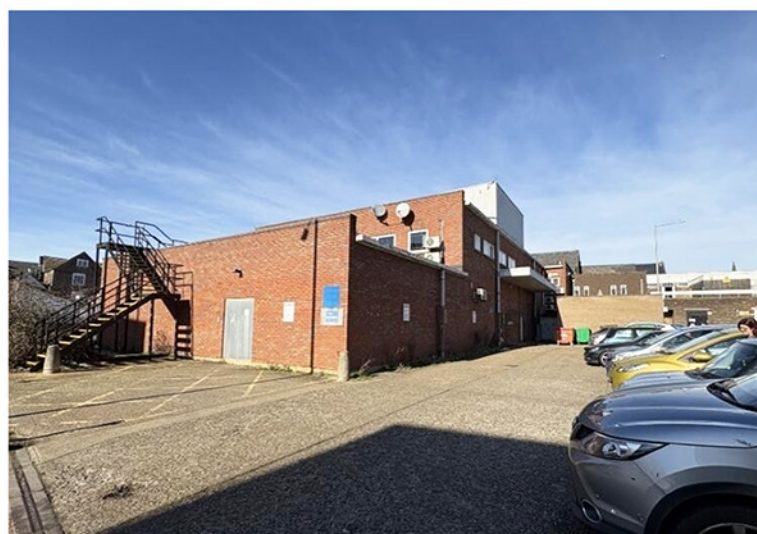
The property is situated on a busy thoroughfare in the heart of Kings Lynn town centre, nearby the waterfront, bus station and other local amenities. The premises occupies a prominent trading position on the pedestrianised section of Norfolk Street. Importantly, the property also comprises the town's main Post Office facility. Located opposite Café Nero, WH Smith shares the locality with major high street brands such as Marks and Spencer, Boots and Holland and Barrett amongst a multitude of other independent stores that complement the prominent harbour market town.

PROPERTY

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SALE

The property is available on a freehold basis for o/o £600,000

AREA

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Ground: 641sqm (6,700sq ft)

1st: 471sqm (5,070sq ft)

Total: 1,112sq ft (11,770sq ft)

V.A.T

The vendor has opted to waive their option to tax, as such the transaction will be subject to V.A.T

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.