



## Location

The property is located in a prominent position at the junction of St Augustines Street and Botolph Street in close proximity to the A147 Inner Ring Road, approximately 0.5 miles north of the city centre. The site is directly adjacent to Anglia Square Shopping Centre where 1,100 new homes are expected to be built as part of an approved extensive mixed use re generation scheme.

## Description

The property comprises an end of parade self contained retail / showroom premises with a side yard / parking. The property is split between two separate titles. The brick built undercroft of 71 Botolph Street is Grade II\* Listed. The property has the following specification and features:

- Freehold
- Residential development opportunity STP
- Total site area of 0.21 acres
- Substantial parking area totalling 0.1 acres
- Parking for approximately 15 vehicles
- Vehicular site entrance via New Botolph Street

## Accommodation

The property has the following approximate net internal areas:

Ground floor showroom / sales:	3,175 sq ft (294.9 sq m)
First floor storage:	848 sq ft (78.8 sq m)
First floor showroom:	1,813 sq ft (168.5 sq m)
First floor kitchen:	101 sq ft (9.4 sq m)
Attic storage:	313 sq ft (29.1 sq m)
Basement:	317 sq ft (29.4 sq m)

**Total:** **6,567 sq ft (610.09 sq m)**

## Tenure & Terms

The property is being offered for sale, on a freehold basis subject to vacant possession. Alternatively, a new full repairing and insuring lease for a term to be agreed will be considered. We are advised that VAT is not payable on the purchase or rental price.

## Price

**£550,000**

## Rent

**£40,000 per annum exclusive**

### Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£28,250**. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

### Planning & Uses

We understand the current use falls within use class E (retail) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

### Viewings & Further Information

**Ben Common**  
**Roche Chartered Surveyors**  
 01603 756340 / 07917 762230  
[benc@rochecs.co.uk](mailto:benc@rochecs.co.uk)

### Legal Costs

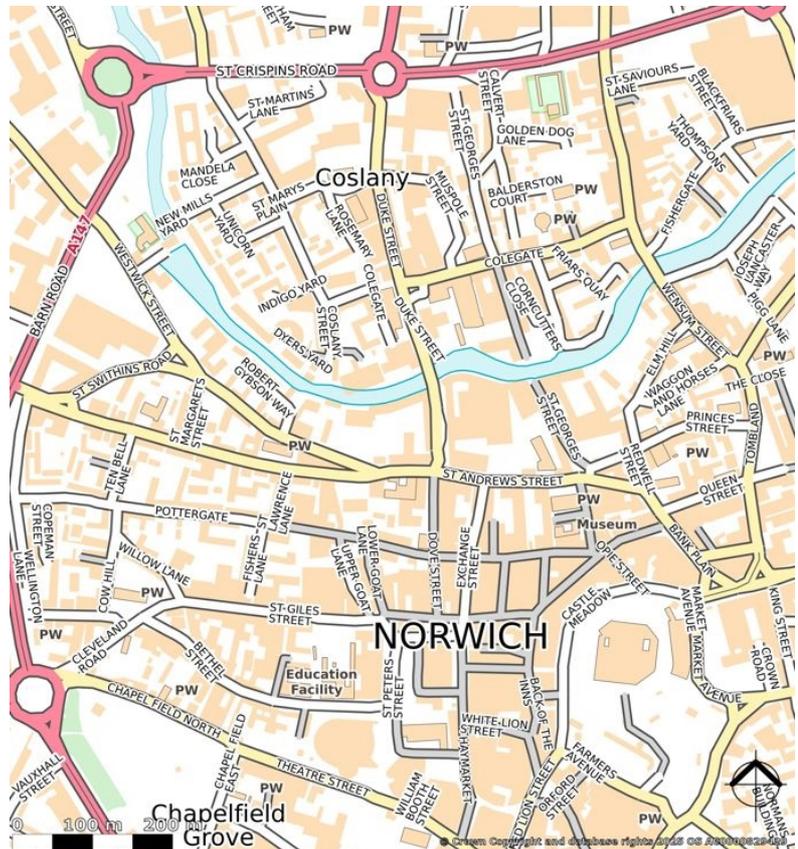
Each party is to be responsible for their own legal costs incurred in the transaction.

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

### Energy Performance Certificate

The property has an Energy Performance Asset Rating of C (57). Full details are available from the letting agents.

**Sam Kingston**  
**Roche Chartered Surveyors**  
 01603 756333 / 07796 262472  
[samk@rochecs.co.uk](mailto:samk@rochecs.co.uk)



**ROCHE**

**NORWICH | 71-73 NEW BOTOLPH STREET**

**NR3 1DT**

**RETAIL / SHOWROOM / OFFICE | FOR SALE / MAY LET**

**RESIDENTIAL CONVERSION / DEVELOPMENT OPPORTUNITY STP**



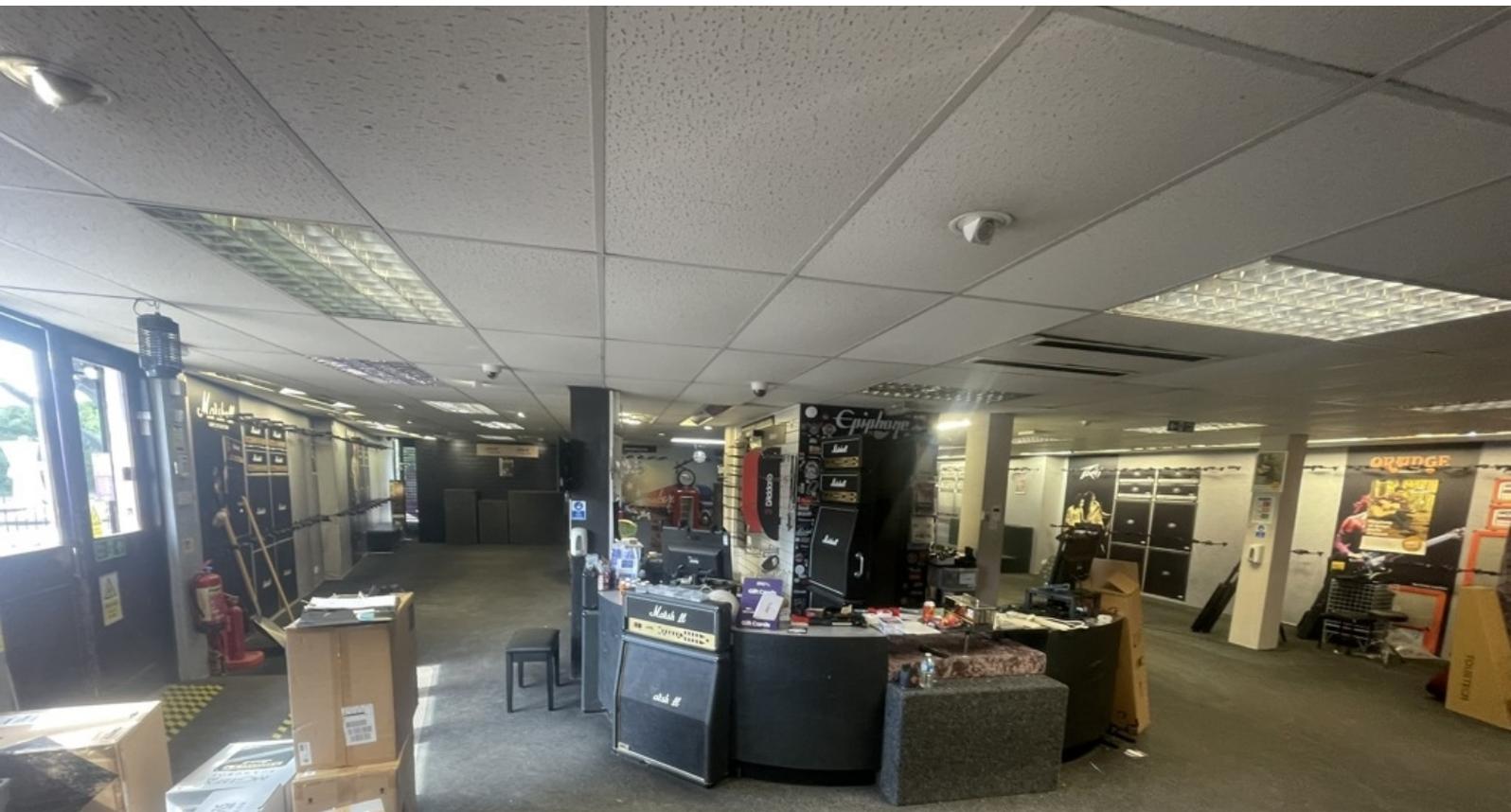
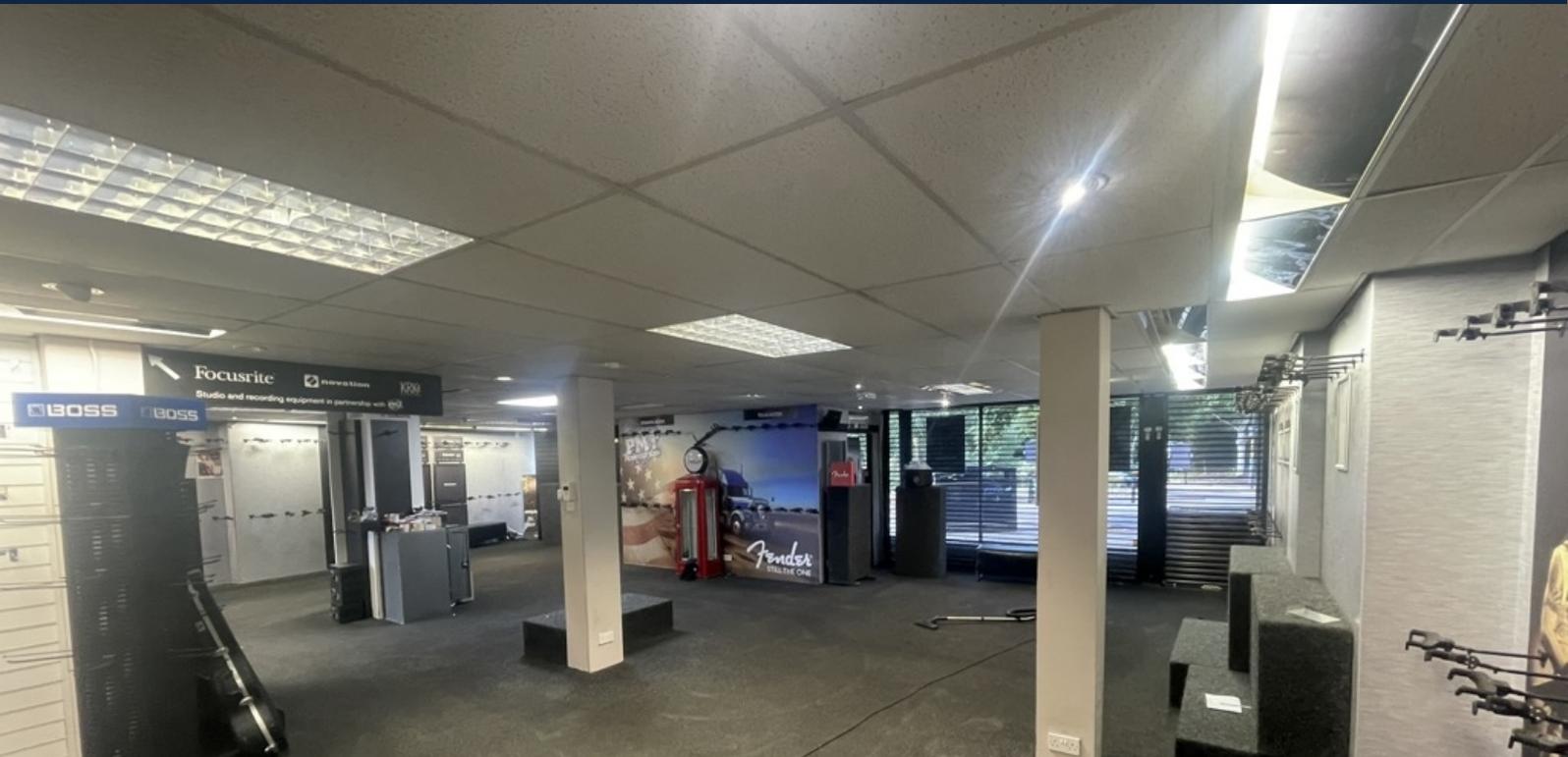
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