

ROCHE

Retail



Prime Retail Investment and  
Leisure/Development Opportunity

**FOR SALE**

NORWICH

**3/3A BRIGG STREET**

**NR2 1QN**

# Investment/Leisure/ Development Summary

Norwich is an affluent and attractive cathedral city that draws on a large catchment, substantially enhanced by a year round tourist influx.

Brigg Street is a prime retail street within the heart of the city centre.

Income of 70,000 pax.

Existing leisure club with squash court (in need of refurbishment).

Development potential for residential/offices (subject to planning).

## Proposal

Offers of £1.15 million subject to contract and exclusive of VAT.



## Location

Norwich is a renowned cathedral city with a catchment population of over 800,000 persons. The city benefits from excellent communication links to London (A11/M11) and the Midlands (A14). It has twice hourly direct train links to London (1 hour 50 minutes) and an International Airport.

The city boasts two universities, University of East Anglia and Norwich University of the Arts, is a UNESCO City of Literature, forms part of the Cambridge Norwich, Tech Corridor and has its own Research Park.

Norwich is frequently cited as one of the most desirable cities to live in the UK as a result of its safe and historic environment, affordable housing and access to jobs.

It is surrounded by the coast and the Norfolk Broads National Park. Norfolk has a total of 32 million tourist trips that benefit the economy by £2.34 billion and over 50,000 jobs.

## Description

The subject property is highly prominent, situated in a prime retail location between Marks & Spencer and Primark.

**The property comprises 2 retail units and a vacant former social club with a gym and squash court in the basement and 3 upper floors.**

### 3 BRIGG STREET – BURGER KING

	sq ft	sq m
Ground Floor Sales	728 sq ft	67.6 sq m
Basement Ancillary	168 sq ft	15.6 sq m
<b>Total</b>	<b>896 sq ft</b>	<b>83.2 sq m</b>

### 3A BRIGG STREET - TUI

	sq ft	sq m
Ground Floor Sales	732 sq ft	68.4 sq m
Basement Ancillary	205 sq ft	19.1 sq m
<b>Total</b>	<b>937 sq ft</b>	<b>87.5 sq m</b>

### 3 BRIGG STREET – SOCIAL CLUB (VACANT)

	sq ft	sq m
Ground Floor Entrance	-	-
First Floor (Snooker Room etc)	1,582 sq ft	147.0 sq m
Second Floor (Table Tennis Room etc)	1,531 sq ft	142.2 sq m
Third Floor (Ancillary)	616 sq ft	57.2 sq m
Basement (Squash Court & Gym)	1,462 sq ft	135.8 sq m
<b>Total Floor Area</b>	<b>5,190 sq ft</b>	<b>482.2 sq m</b>

## Tenure

The property is held freehold, subject to the following two tenancies:

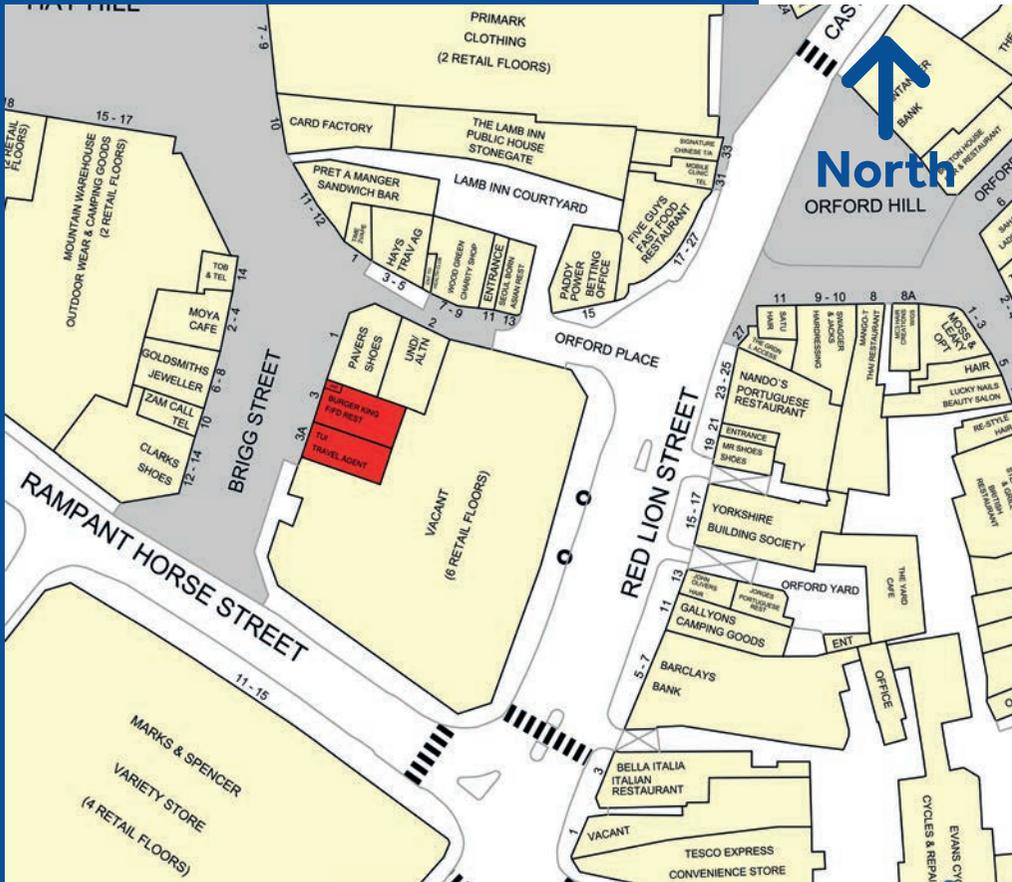
### 3 Brigg Street – Burger King

An internal repairing and insuring lease for a term of 20 years from the 8th December 2021 to BK UK Devco Limited at a current rent of £40,000 per annum exclusive.

### 3A Brigg Street – TUI

An internal repairing and insuring lease for a term of 5 years from the 1st June 2021 to TUI (UK) Retail Limited at a current rent of £30,000 per annum exclusive.

### 3 Brigg Street – Social Club (vacant)



## Contact

For further information, or to arrange an inspection, please contact:

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## Rateable Values

The Valuation Office Agency website indicates that as from April 2023, the rateable values are as follows:

**3 Brigg Street - £35,250**

**3A Brigg Street - £35,750**

**3 Brigg Street (Social Club) - £20,000**

**3 Brigg Street (Social Club) Third Floor - £4,400**

## Energy Performance Certificates

Currently the property has the following energy performance assessment ratings:

**3 Brigg Street - D (80)**

**3A Brigg Street - D (96)**

**3 Brigg Street (Social Club) - E (103)**

## VAT

The property has been elected for VAT purposes.

## Anti Money Laundering

In accordance with the latest anti money laundering legislation, the purchaser will be required to provide proof of identity, address and source of funds to the selling agents prior to solicitors being instructed.

## Proposal

We are instructed to seek offers of £1,150,000 (One Million One Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT.

## Asset Management Opportunity

The property provides potential to utilise the vacant social club for its existing use or to convert to residential, restaurant or offices subject to planning.

Misrepresentation Act 1967: Roche and the lessors of this property whose agents they are, give notice that (i) these particulars are set out as a general outline for guidance of intended purchasers of lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they to rely; (iii) no person in the employment of Roche has any authority to make or give any representation or warranty whatsoever in relation to this property; (iv) properties are offered subject to contract and being unsold or un-let and no responsibility is taken for any inaccuracy or expenses incurred in viewing; (v) all prices and rentals quoted are exclusive of Value Added Tax at the appropriate. March 2025