



Location

The property is located in the city centre on Colegate where there is a wealth of historic buildings which accommodate a vibrant mix of uses including offices, residential, restaurants, leisure and institutional occupiers. It is very close to Norwich University of the Arts and the popular tourist areas of the Cathedral, Tombland and Elm Hill. The prime retail area is less than 10 minutes' walk. The location has good accessibility to the inner ring road and public transport. The Colegate car park is virtually opposite (80 spaces) and others are within 5 minutes at Duke Street (1,082), Magdalen St (206) and Elm Hill (50).

Description

The property comprises a distinctive office building, built in the 20th century. The front and rear sections are single-storey and comprise mainly open areas with high ceilings, with potential for such as performance, assembly or display uses. The building has two substantial lightwells and multiple access points, giving potential to sub-divide. The central section has two upper floors comprising individual rooms. There is scope to divide the property and change its use, being in a popular mixed-use location in the City Centre. Alternative uses include education, medical, hospitality, leisure, performing arts, place of worship, gym, and display/exhibition/gallery, subject to planning.

There is some variation in the specification, most of the accommodation has solid floors with fitted carpets, skirting trunking, and good natural light with the following features:

- Suspended ceilings to ground floor areas with plastered ceilings on upper floors
- 2 kitchens on ground floor and 3 more on upper floors
- Male and female toilets on ground and first floors
- Gas-fired central heating
- Step free access with stair lift to first floor
- Main entrance off St Clement's Alley with marble entrance hall
- Potential parking for 1-2 cars (assuming double parking) at the rear

Accommodation

The sections of the property have the following approximate net internal areas:

		sq m	sq ft
FRONT	Ground	252.01	2,713
MIDDLE	Ground	102.03	1,098
	First	135.33	1,457
	Second	88.04	948
SUB TOTAL		325.40	3,503
BACK	Ground	138.54	1,491
TOTAL		715.95	7,707

Tenure & Terms

The property is for sale or to let. Lettings of part may be possible.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Rent / Price

On application.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £51,000. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council, or via www.gov.uk/calculate-your-business-rates which includes a rates payable calculator.

Planning

We understand that the property is not Listed. However, it is in Norwich City Council's Local List of historic buildings and in a Conservation Area.

Viewings & Further Information

James Allen
Roche Chartered Surveyors
01603 756332 / 07778 297298
jamesa@rochecs.co.uk

Legal Costs

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

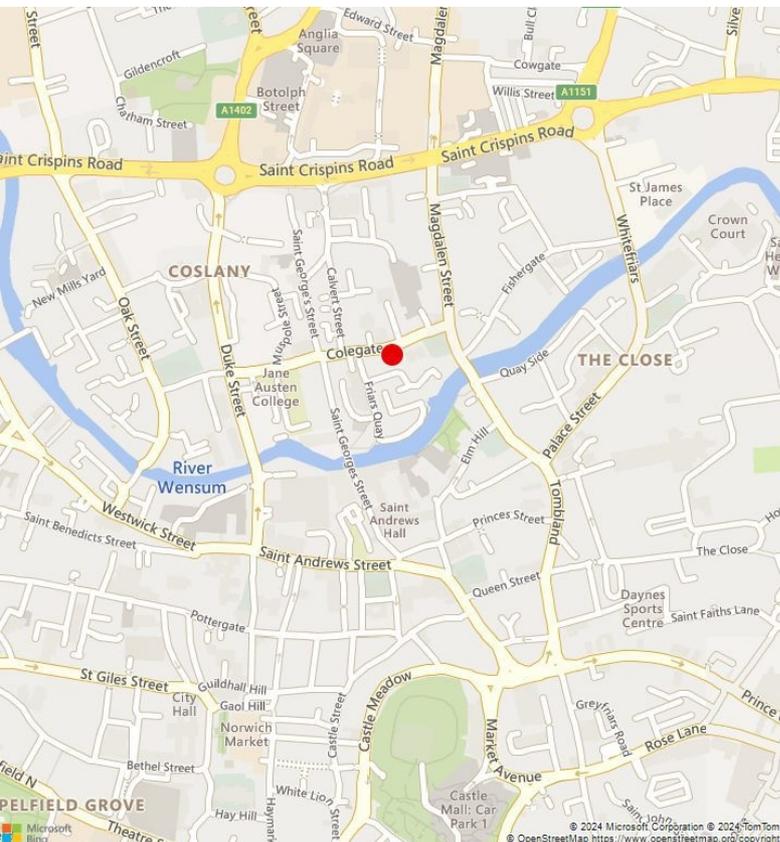
Energy Performance Certificate

The Energy Performance Asset Rating is E (114). A copy of the certificate is available on request.

Anti Money Laundering

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.

Ben Common
Roche Chartered Surveyors
01603 756340 / 07917 762230
benc@rochecs.co.uk



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 c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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