



3 QUEEN STREET, NORWICH, NR2 4SG

**FOR SALE | SELF-CONTAINED FORMER BANK BUILDING
6,867 SQ FT (639 SQ M)**

- Central location in the heart of Norwich
- Short walk to Norwich railway station
- Suitable for a restaurant, bar or other leisure uses (STP)

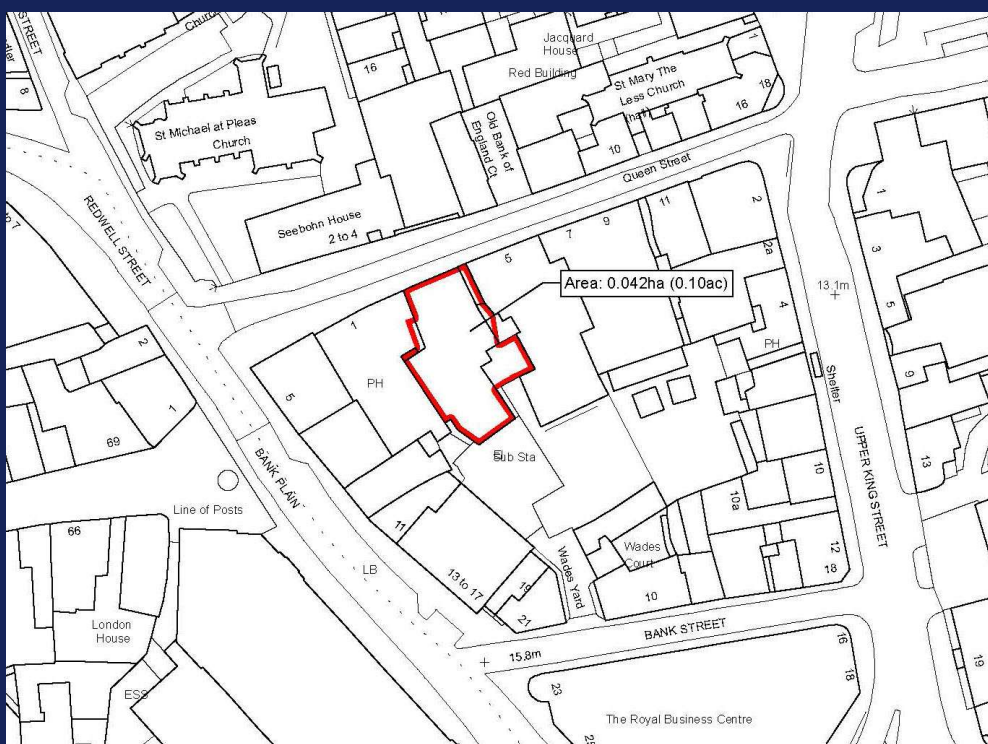
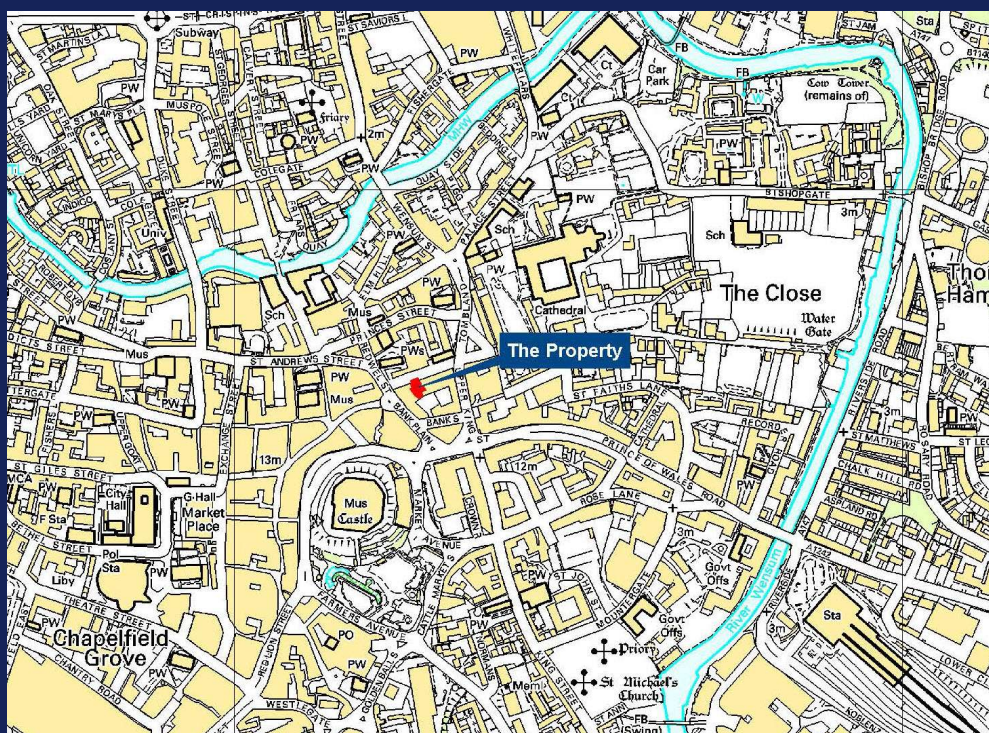
LOCATION

3 Queen Street is located in the heart of Norwich's professional business area. Norwich mainline railway station is approximately $\frac{1}{2}$ mile away where there are two services to London Liverpool Street every hour. The city centre's numerous retail and leisure amenities are all within a short walk.

The city of Norwich is situated 43 miles north of Ipswich and 62 miles north-east of Cambridge, accessed via the A140 and A11 respectively.

Norwich International Airport is located just to the north of the city, where there are three daily flights to Amsterdam Schiphol Airport.

3 Queen Street is a distinctive property, which sits between Brewdog and Pho restaurant. Other occupiers in the immediate vicinity include Reed Recruitment, Norwich University of the Arts and William H Brown, as well as bars, Kerrys opposite and Revolucion de Cuba.



SUMMARY

Description

The property comprises a self-contained former bank premises on ground and two upper floors.

On the ground floor, there is an impressive reception area with a full height atrium. To the rear there are mostly open plan offices with three meeting rooms and a kitchen. Male and female WCs are at the back of the building.

The two upper floors provide a mix of open plan office areas and good-sized meeting rooms.

The specification includes:

- Perimeter radiators and air con units
- Suspended ceilings on the ground floor
- Raised floors on the first floor
- Carpets throughout
- Kitchen
- WCs
- Passenger lift

Accommodation

We have been provided with the following net areas:

Ground floor	-	2,626 sq ft (244 sq m)
First floor	-	2,659 sq ft (248 sq m)
Second floor	-	1,582 sq ft (147 sq m)
Total	-	6,867 sq ft (6,397 sq m)

These areas should not be relied upon, with the Buyer to satisfy themselves as to their accuracy.

We understand that mains water and electricity are provided to the building.

The property will be fully vacated by the end of March 2026, if not slightly earlier.

Additional information

Terms

The property is available freehold with vacant possession. Please note that the vendor will retain all benefit of capital allowances.

Price on application. The property is not opted to tax.

Use

The property would be imminently suitable for a bar or restaurant, or other leisure uses (subject to planning).

Rateable Value

According to the VOA website, the property has a Rateable Value of £43,250.

Energy Performance Certificate

A copy of the EPC is available upon request.

Costs

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

Further Information

For further information or to arrange a viewing, please contact:

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GALLERY



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