

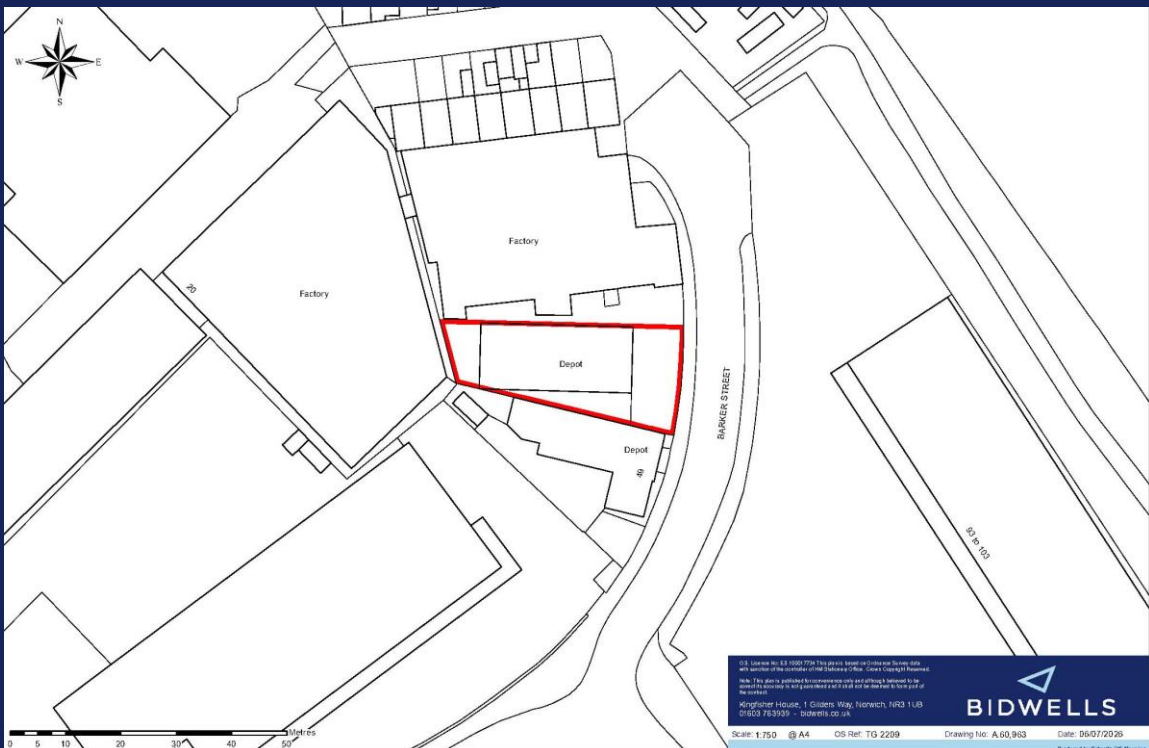
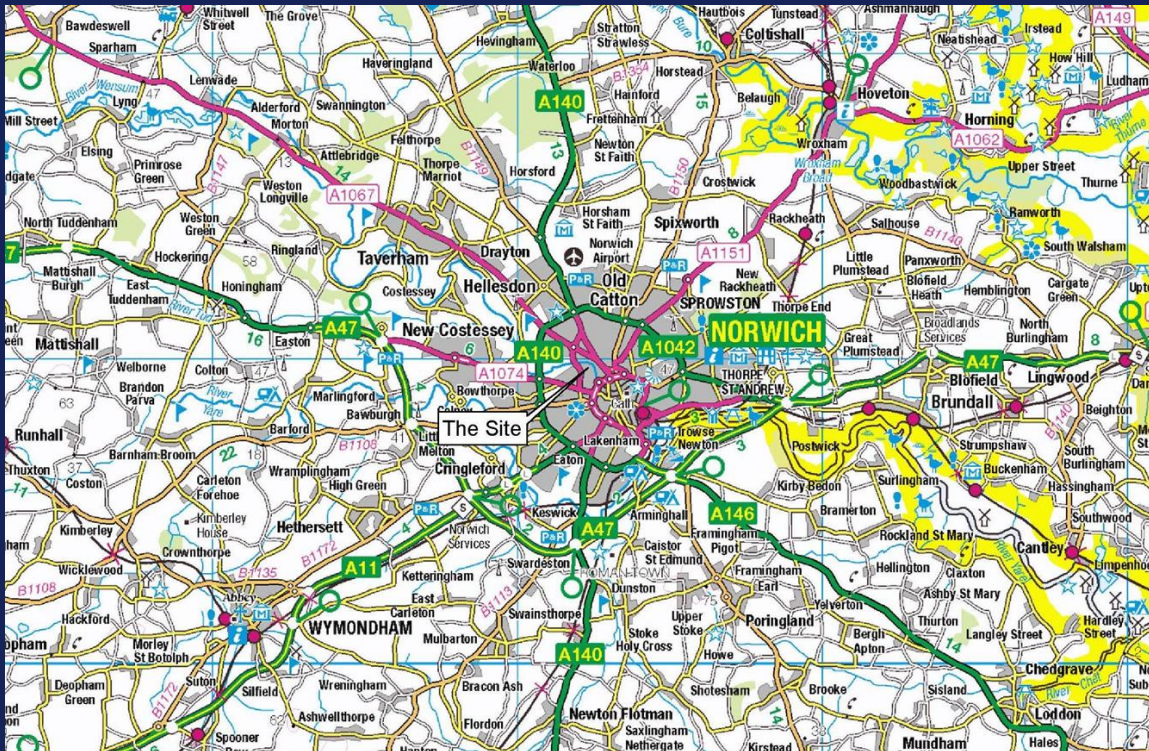


51 BARKER STREET, NORWICH, NR2 4TN TO LET | WAREHOUSE / LIGHT INDUSTRIAL UNIT 3,433 SQ FT (319 SQ M)

- Detached unit with enclosed side yard
- Close to the City centre and the City Retail Estate
- Forecourt and parking
- Additional mezzanine of 2,076 sq ft (193 sq m)
- B8 warehouse use, however other uses considered

LOCATION

The unit is situated on Barker Street, just off the busy through road to the inner ring road and north of the Mercedes Benz dealership. Barker Street has a variety of business with the likes of Go Outdoors and Halfords, trade counter use with the likes of Buildbase and Screwfix as well as various car dealerships.



SUMMARY

Description

The unit is a detached trade counter/warehouse built in the 1970s of concrete portal frame construction with brick elevations and a corrugated steel fascia to the front.

The roof is of asbestos sheet with roof lights. There is a trade counter shop area with offices and a customer WC to the front.

There is door through to the warehouse, further offices and a kitchen, above which is a mezzanine which provides 2,076 sq ft.

The eaves height is 3.55m.

There is a gated side yard which gives access to the side warehouse roller door. The front yard has 4 marked car parking spaces, however there is space for more.

Accommodation

The property provides the following approximate gross internal floor area:

	Sq M	Sq Ft
Ground Floor	318.97	3,433
Mezzanine	192.87	2,076

The mezzanine can be removed by way of agreement with the Landlord.

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed.

Planning Use

The property was previously occupied by City Electrical Factors and used as a warehouse with ancillary trade counter and offices within Use Class B8 since 1986. Other uses will be considered.

Business Rates

According to the Valuation Office Agency website the property has the following RV:

Description: Warehouse and premises

Rateable Value: £19,250

Rates Payable 2026/2027: £8,316

Legal Costs

Each party will be responsible for their own legal costs.

VAT

The property is elected for VAT, however there is a possibility this election could be removed.

EPC

The property has an EPC rating of D87, which is valid until 19 September 2028.

Viewing and Further Information

Strictly by appointment with the sole agents:

Chris Squirrell

07887 830 124

chris.squirrell@bidwells.co.uk

Will Jones

07899 061 892

william.jones@bidwells.co.uk

July 2026

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

GALLERY

