



Experian Goad Plan Created: 20/02/2024
 Created By: Arnolds Keys
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50 metres
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City Centre Retail/Office Building with Development Potential

238.71m² (2,569 sqft)

Office/Retail

For Sale / To Let

20 Castle Meadow, Norwich, NR1 3DH

BUSY LOCATION
OVERLOOKING NORWICH CASTLE

OPPOSITE ONE OF THE MAIN BUS ALIGHTING ZONES

PERIOD GRADE II LISTED BUILDING

AVAILABLE AS A WHOLE OR BY FLOOR

FREEHOLD AVAILABLE

The property is situated on Castle Meadow. Castle Meadow is a busy thoroughfare in the city centre curving around the Norwich's Norman Castle mound in an area characterised by many attractive buildings.

Nearby occupiers include Waterstones, Trailfinders and Boots, in addition to an interesting mix of local traders and occupiers.

Description

The property comprises an attractive grade II listed three-storey self-contained vacant office building, plus a basement.

The Ground floor and basement has recently been vacated by long-established opticians and provides street frontage, with retail and rear consulting rooms. There is further storage and staff facilities in the basement.

The first and second floors have recently been redecorated and provide self-contained predominantly open-plan offices with WC and Kitchen facilities at each level.

There is pedestrian access to London Street from the rear yard.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	M ²	SqFt
Basement	29.84	321
Ground Floor	91.99	990
First floor	65.13	701
Second floor	51.75	557
Total	238.71	2,569

Terms

The freehold interest in the property is available for sale with vacant possession at **£395,000** exclusive.

Alternatively, the property is available for let, by way of a new effective full repairing and insuring lease(s) for a term to be agreed.

Basement and Ground: **£19,000pa exclusive.**
 First Floor: **£8,250pa exclusive.**
 Second Floor: **£6,500pa exclusive.**

Legal Costs

Each party is to pay its own legal costs in the event of a freehold purchase, however, in accordance with common practice the ingoing tenant to be responsible for both parties reasonable legal expenses.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Ground Floor

Description: Offices and Premises

Rateable Value: £18,750

Rates Payable 2023/2024: £9,356.25

First Floor

Description: Offices and Premises

Rateable Value: £7,400

Rates Payable 2023/2024: £3,692.60*

Second Floor

Description: Offices and Premises

Rateable Value: £4,700

Rates Payable 2023/2024: £2,345.30*

Please note: *The new tenant may qualify for Small Business Rate Relief. Please contact the Agent for further information.

EPC

The property has an EPC rating of: E

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary

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SUBJECT TO CONTRACT - HRD/njr/27116/120

