



**RED BUILDING, OLD BANK OF ENGLAND COURT, QUEEN STREET, NORWICH, NR2 4SX**  
City Centre Class E Premises

- Prominent Grade II Listed property
- To be Refurbished
- Flexible layout
- Established location popular with professional practices
- A short walk from Norwich City Centre

**TO LET £29,000 | 240 sq m (2,590 sq ft)**

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**BROWN & CO**

Property and Business Consultants  
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## Location

The property is located on Queen Street within Norwich City Centre.

Queen Street is a short walk from both St Andrew's Car Park and Castle Meadow which is served by numerous bus routes. It is also just a 10 minute walk from Norwich Train Station.

Nearby occupiers include Purcell Architecture, Reed Recruitment, Watsons, William H Brown, Brewdog and Revolution de Cuba.

## Description

The property comprises an attractive four-storey, Grade II Listed premises.

The space is arranged over the ground, first and second floors and benefits from a variety of larger, open-plan spaces and smaller private offices/meeting rooms. Much of the property's period character has been retained, including original fireplaces and banking safes.

There is additional storage space in the basement together with WC and kitchenette facilities.

## Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Ground floor	67.4	726
First floor	71.5	770
Second floor	72.6	781
Basement	29.1	313
<b>Total GIA</b>	<b>240.6</b>	<b>2,590</b>

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Offices & premises
Rateable Value	£24,500
Rates payable for 2023/4	£12,225

## Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of **£29,000 per annum**.

## VAT

It is understood that VAT is not applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

## EPC Rating

To be confirmed.

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

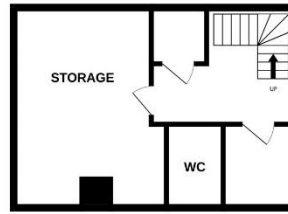


## IMPORTANT NOTICES

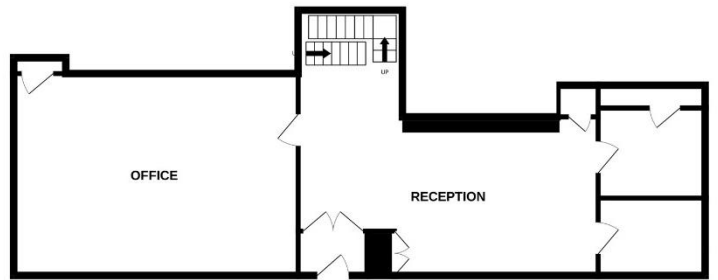
Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.



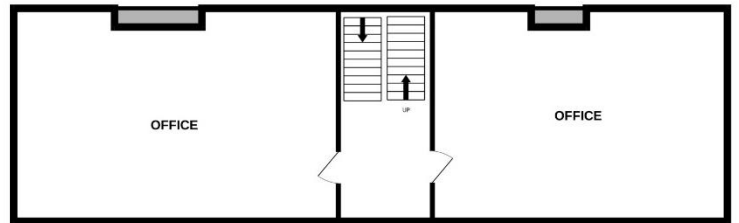
BASEMENT



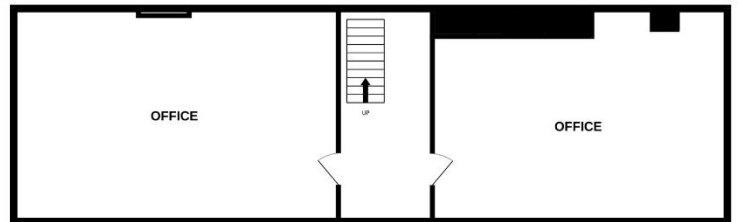
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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