



49 ST BENEDICTS STREET, NORWICH, NR2 4PG
GROUND FLOOR UNIT SUITABLE FOR A NUMBER OF USES WITH LARGE FLAT
251.7 sq m (2,710 sq ft)

- Located in a popular area
- Ground floor retail/healthcare/leisure
- Heritage listed building with original features
- Suitable for owner occupier or investor

FOR SALE £395,000

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Location

Situated on the river Wensum Norwich is approximately 100 miles northeast of London and only 20 miles from the Norfolk Coast.

The property is located within the ever-popular St Benedicts Street, part of Norwich Lanes, an area renowned for its culture, and mix of uses including retail, residential and leisure. It is also a short walk from Norwich City Centre.

Description/Use

The property was built in the 16th century and is a Grade II listed building comprising a basement, large open plan ground floor together with an attractive two bedroom first floor flat.

Formerly an inn, the ground floor was last used for retail with a small shop at the front that leads through to a larger rear retail area. This is Use Class E and can now therefore be used for the full range of commercial and business uses without the need to obtain planning permission. This could include offices, financial services, leisure, health or a restaurant.

The flat is accessed from the side of the property sharing only a small area with the ground floor, meaning that both areas can be used separately.

The flat has two large bedrooms (one could possibly be further divided). It has attractive period features including fireplaces (blocked), wooden floorboards and exposed wall and roof timbers.

Outside is a small garden although both the side alleyways are public highways.

Accommodation

The property provides the following net internal floor areas:-

Description	sq m	sq ft
Basement	64.99	700
Ground floor	70.51	759
Flat	116.23	1,251
Total	251.72	2,710

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	Shop & premises
Rateable Value	£5,000
Rates payable for 2023/4	£2,450

Terms

The property is available freehold with vacant possession at a price of **£395,000**.

VAT

To be confirmed.

Legal Costs

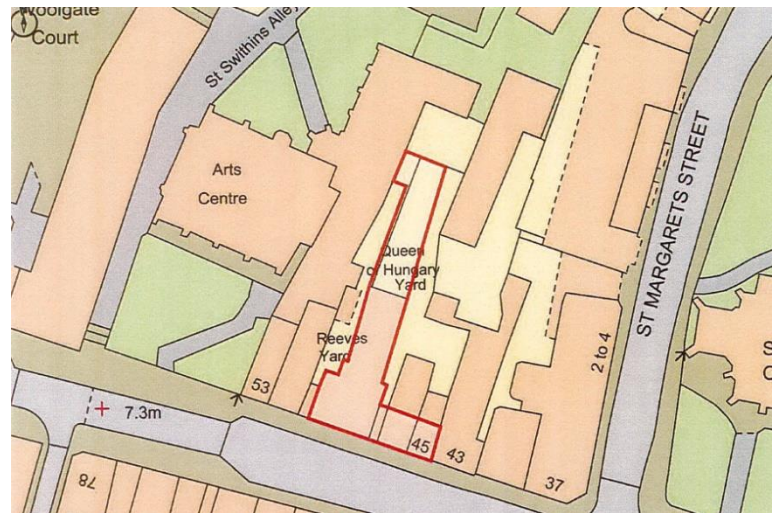
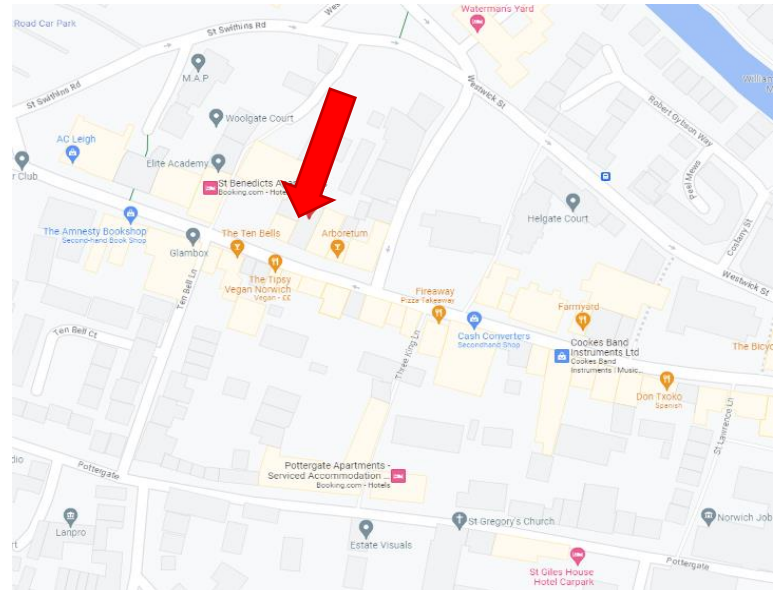
Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

To be confirmed.

Viewing & Further Information

Strictly by appointment with the sole selling agents:-



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.



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