

15 BEDFORD STREET, NORWICH, NORFOLK NR2 1AR

FREEHOLD RETAIL INVESTMENT

- Three storey Grade II* Listed property
- Let to one tenant producing an income of £16,200 per annum
- Desirable location in the heart of Norwich City centre

FOR SALE £250,000 | 90.9 sq m (979 sq ft)

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BROWN & CO

Property and Business Consultants
brown-co.com

Location

Located in the heart of the historic City, Norwich, the premises is positioned prominently on Bedford Street.

Bedford Street is an attractive cobbled street which forms part of the historic and popular Norwich Lanes. A location popular with independent and creative retailers and café/ restaurants.

Nearby occupiers include Jarrolds department store, Turtle Bay, Gallyons Country Clothing and Chadds.

The premises 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.

Description

The property comprises a three-storey Grade II* Listed retail premises with rendered timber frame and jettied at first floor. The basement is a 15th century undercroft separated into two parts, which provides additional storage.

The ground floor provides open plan office/retail accommodation with a step down to the rear sales area.

The first floor provides a large meeting room/ office at the front of the property with rear open-plan office/ kitchenette, meeting room and WC.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Ground floor	45.7	492
First floor	45.2	486
Basement	-	-
Total NIA	90.9	979

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 has the following combined rates:-

Description	Shop & premises
Rateable Value	£13,500
Rates payable for 2023/2024	£6,737

Price

The freehold is available to purchase and offers are invited in excess of **£250,000**, subject to and with the benefit the current tenancy.

Lease Terms

The property is let in its entirety on an internal repairing lease for a terms of 5 years from 1st October 2021 to Premier Travel Limited, at rent of £16,200 per annum exclusive.

VAT

The property is elected for VAT and it is proposed the transaction be treated as a Transfer of a Going Concern. Further details on application.

Legal Costs

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

EPC Rating

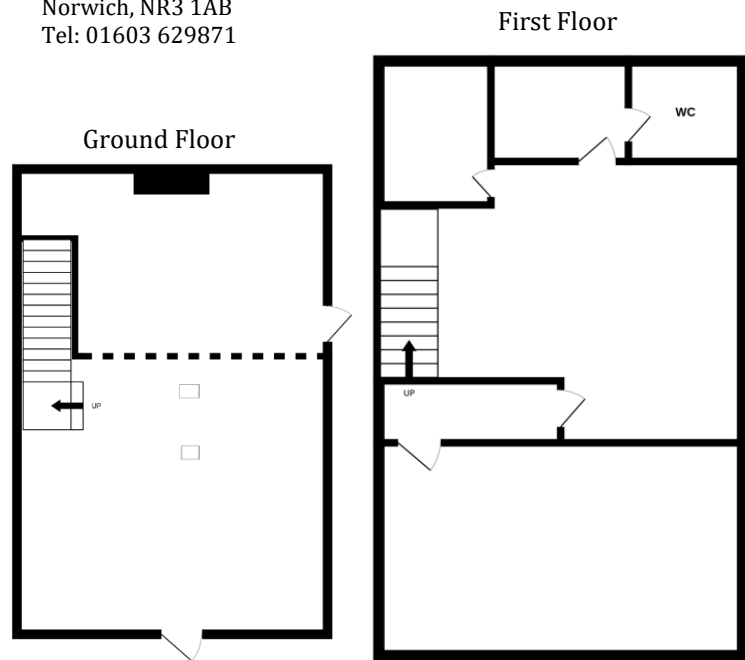
The property has an EPC rating of E.

Viewing & Further Information

Strictly by appointment with the sole selling agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871



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Plotted Scale - 1:7,500