



Location

Norwich has a population of approximately 140,000 and an extensive regional catchment area. In addition, more than 40 million people visit Norwich each year. The city was also recently voted the UK's "happiest city" and "best place to live" in two separate surveys. The property is located in a prime position on Exchange Street within Norwich's retail core in the popular Norwich Lanes area, connecting directly with the prime retail thoroughfares of Gentleman's Walk and London Street. Jarrolds department store is located in close proximity. St Andrews and St Giles multi storey car parks provide city centre public parking nearby.

Description

The property comprises a basement, ground and first floor of a larger building and will be sub divided to provide a self contained property with a total net internal floor area of 2,158 sq ft (200 sq m). Occupiers of note in the vicinity include **Cote, Costa, The Tannery, Thorns** and **Halifax**.

Accommodation

The property forms part of a larger building which will be sub divided to provide the following approximate net internal floor areas:

Basement: 665 sq ft (61.7 sq m)
Ground floor: 793 sq ft (73.6 sq m)
First floor: 700 sq ft (65.0 sq m)
Total: 2,158 sq ft (200.3 sq m)

Tenure & Terms

Freehold with vacant possession. The property is not elected for VAT.

Price

£420,000

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value of 16-20 Exchange Street is £36,250. The property will require re assessment following sub division.

Planning & Uses

We understand the current use falls within use class E. The property may be suitable for residential development subject to planning. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (93). A full copy of the certificate is available upon request. The EPC will need to be re assessed following sub division of the property.

Legal Costs

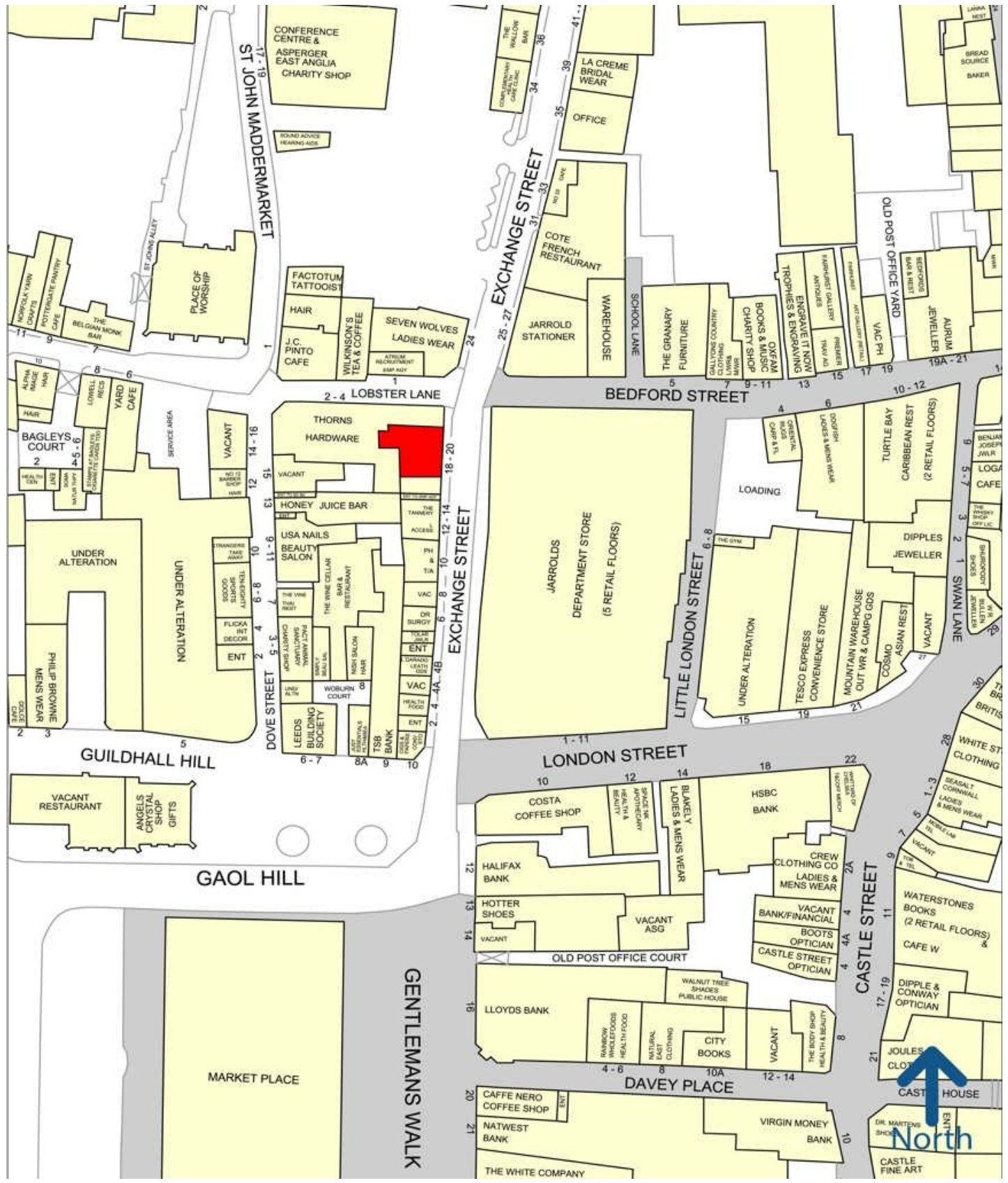
Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings & Further Information

Ben Common

Roche Chartered Surveyors

01603 756340 / 07917 762230 / benc@rochecs.co.uk



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