



### Location

The property is located in the city centre on Colegate where there is a wealth of historic buildings which accommodate a mix of uses including offices, residential, leisure and institutional occupiers.

The location has good accessibility to the main arterial roads, the inner ring road and to the Railway Station. Public transport is well served with several bus routes stopping in Tombland. The prime retail area is a 10-minute walk away.

### Description

The property comprises an attractive detached office building, built in the 20th century and characterised by front and side elevations incorporating napped flints. It has two substantial lightwells, with the central section having two upper floors. The front and rear sections are single-storey.

The building has mainly open plan office areas on the ground floor with the upper floors comprising individual rooms. There is scope to divide the property and change its use, subject to planning, being in a popular mixed-use location in the City Centre.

There is some variation in the specification, most of the accommodation has solid floors with fitted carpets, skirting trunking, good natural light via windows set within oak frames and gas-fired central heating, with the following features:

- Ground floor suspended ceilings with plastered ceilings on upper floors.
- 2 kitchens to ground floor, 1 to first floor and 2 on second floor.
- Male and female toilets on ground and first floors.
- Gas-fired boilers serving sections of the property.

- Rear access off St Clement's Alley along the east side.
- Step free access with stair lift.
- Potential parking for 1-2 cars (assuming double parking) at the rear.

### Accommodation

The property has the following approximate net internal areas:

|                    | sq ft        | sq m          |
|--------------------|--------------|---------------|
| Ground Floor       | 5,302        | 492.58        |
| First Floor        | 1,457        | 135.33        |
| Second Floor East  | 473          | 43.96         |
| Second Floor West  | 474          | 44.08         |
| <b>TOTAL AREA:</b> | <b>7,706</b> | <b>715.95</b> |

### Tenure

Freehold with vacant possession on completion.

### Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

### Price

**£1,050,000** exclusive of VAT.

SUBJECT TO CONTRACT

### Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £51,000. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council, or via [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates) which includes a rates payable calculator.

### Energy Performance Certificate

The Energy Performance Asset Rating is E (114). A copy of the certificate is available on request.

### Viewings & Further Information

**James Allen**  
**Roche Chartered Surveyors**  
 01603 756332 / 07778 297298  
[jamesa@rochecs.co.uk](mailto:jamesa@rochecs.co.uk)

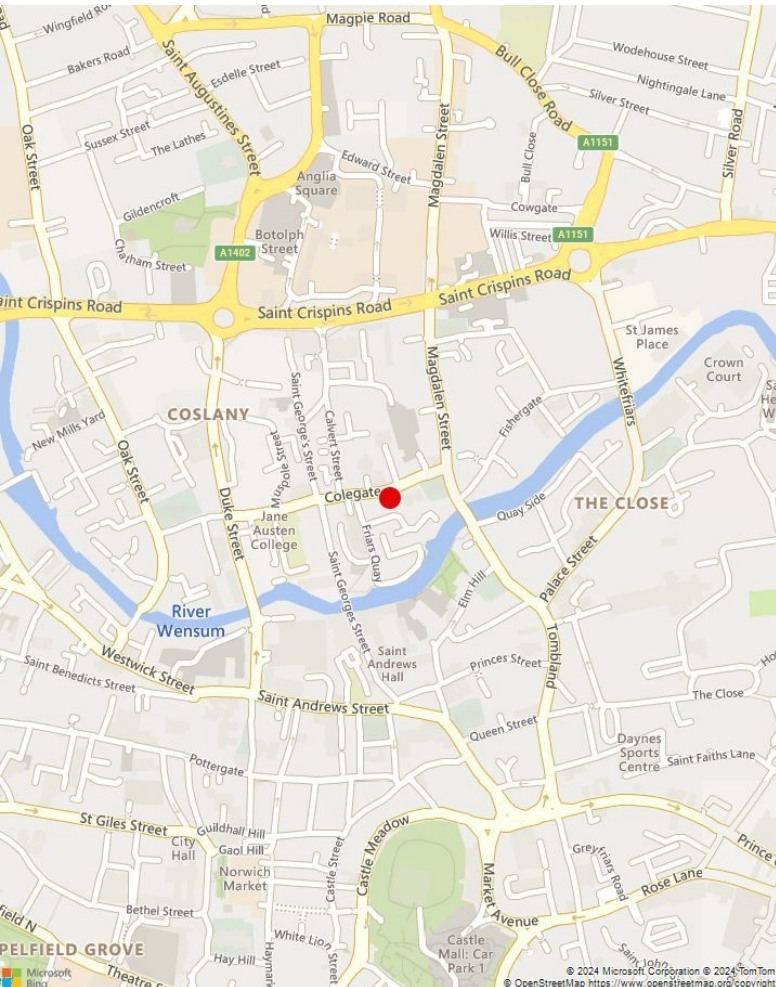
### Planning & Uses

We understand that the property is not Listed. However, it is in Norwich City Council's Local List of historic buildings and in a Conservation Area.

### Legal Costs

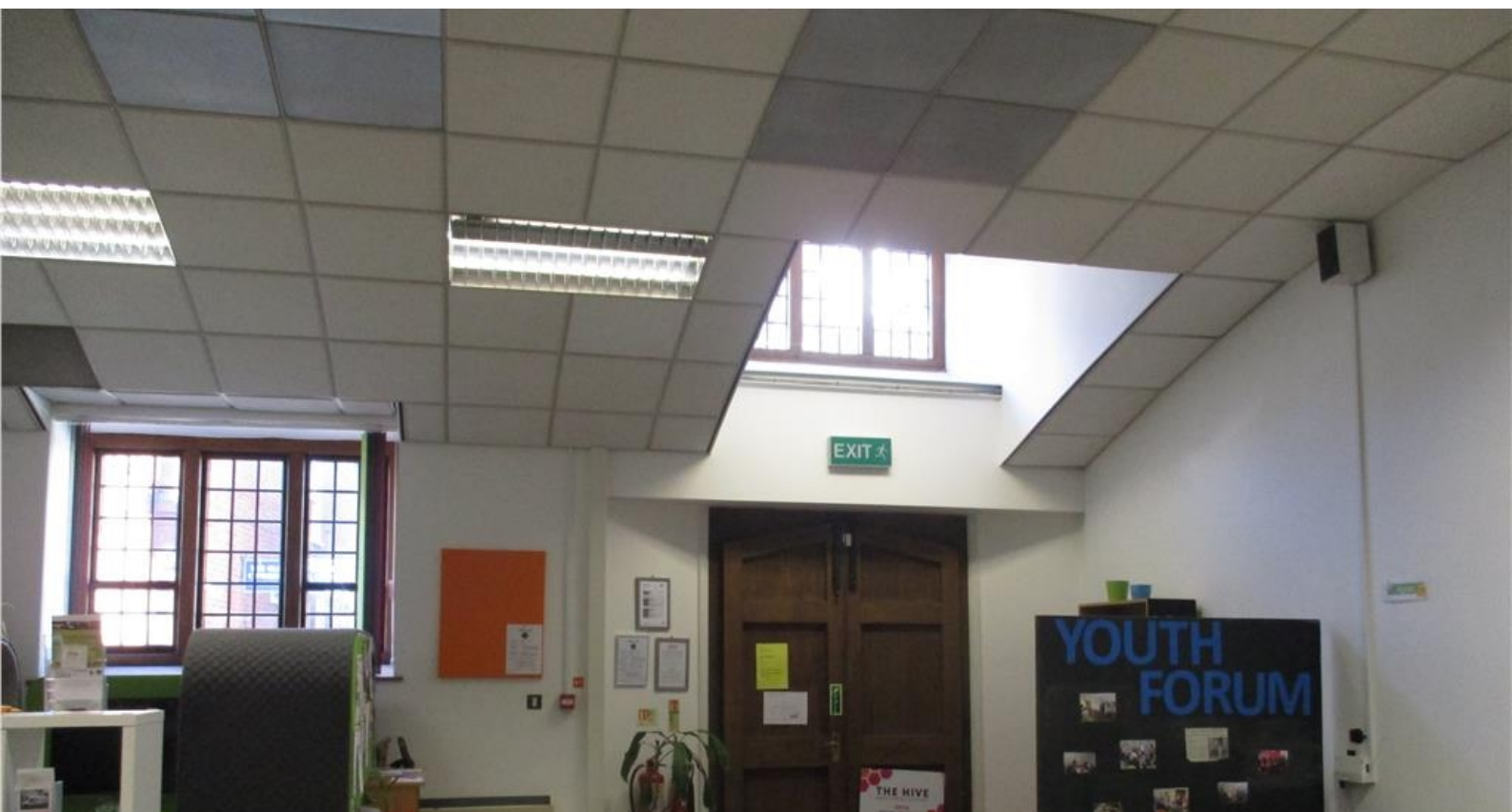
Each party is to be responsible for their own legal costs incurred in the transaction.

**Ben Common**  
**Roche Chartered Surveyors**  
 01603 756340 / 07917 762230  
[benc@rochecs.co.uk](mailto:benc@rochecs.co.uk)



#### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:  
 a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.  
 b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**IMPORTANT NOTICE**

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:  
 a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.  
 b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property