



Retail Unit
69.75 m² (747SqFt)

Retail

For Sale



**PROMINENT LOCATION
WITHIN THE NORWICH LANES**

LARGE SHOP FRONTAGE

OPEN PLAN SALES AREA

**RARE FREEHOLD
OPPORTUNITY**

32 St. Benedicts Street, Norwich, NR2 4AQ

Situated in the heart of Norwich's vibrant Lanes district, 32 St Benedicts Street offers a rare opportunity to occupy a prominent ground-floor retail space in one of the city's most sought-after locations.

The area boasts a rich array of dining and retail options, including well-known establishments such as Pizza Express, Benedicts, and Pinocchio's, attracting a steady stream of visitors throughout the day.

32 St. Benedicts Street, Norwich, NR2 4AQ

Description

The property is a freehold, with the ground floor featuring a spacious open-plan layout, currently fitted out attractively as a hair salon.

Ideal for its continued use or as a variety of retail uses, from boutique fashion and lifestyle stores to galleries or specialty shops with basement and wc facilities to the rear.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

	M ²	Sq Ft
Sales Area	52.75	568
Basement	17.00	179
WC	---	---
Total	69.75	747

Terms

The freehold interest in the property is available for sale at **£225,000 exclusive**.
The freehold includes the upper floors which have been sold off as a residential apartment on a long term lease.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:
Description: Hairdressing salon and premises
Rateable Value: £8,500
Rates Payable 2025/2026: £4,041.90*
Small Business Rates may be applicable

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: **C**

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Guy Gowing
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SUBJECT TO CONTRACT - HRD/njr/120

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Trusted Property Experts

