



CROME HOUSE, 231 ST FAITH'S ROAD, NORWICH, NR6 7AP

GROUND FLOOR OFFICE PREMISES

- Car parking for five vehicles
- Edge of city location
- Low business rates
- Shared garden

Nick Dunn

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BROWN & CO

Property and Business Consultants

brown-co.com

TO LET £16,000 pax | 92.88 sq m (1,000 sq ft)

Location

The property is located on the West side of St Faiths Road in Old Catton, north of Norwich City Centre.

Norwich city centre is approximately 2 miles south and the inner ring road (A1042) and the Broadland Northway(A12 70) are in close proximity.

Description

The property comprises of a ground floor suite within a Grade II listed building. Internally the suite is divided into a number of private offices/meeting rooms with an open plan reception area. There is a kitchenette to the rear of the property.

The offices have recently been redecorated with carpeted floors and gas fired central heating.

To the rear is a large garden shared with the flats above.

There is car parking to the front for 5 vehicles.

Accommodation

The property provides the following net internal floor areas:-

Description	sq m	sq ft
Offices	86.10	928
Kitchenette	6.73	72
Total NIA	92.83	1,000

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, and the property has been assessed as follows:-

Description	Office & premises
Rateable Value	£12,750
Rates payable for 2026/2027	£6,238*

*The rateable value is under £15,000 and an occupier may therefore be eligible for small business rates relief. Please contact the local council's business rates team for further information.

Rent

£16,000 per annum exclusive.

Tenure

The premises are available to let on a new internal repairing and insuring lease for a term of years to be agreed, with a maintenance service charge levied to cover building insurance, garden maintenance and other expenditure. Further details upon request.

VAT

It is understood that VAT is not applicable, and will not be charged in addition to the rent

Legal Costs

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

EPC Rating

The property has an EPC rating of C(69).

Viewing & Further Information

Strictly by appointment with the sole letting agent: -

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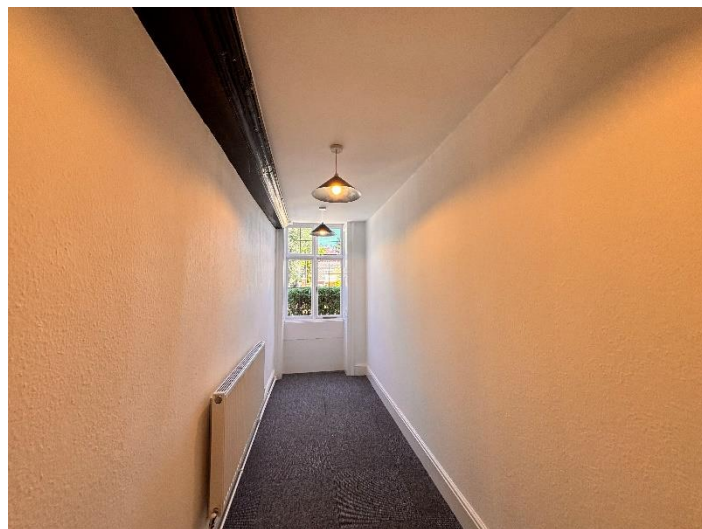
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