

47

St Giles Street

NORWICH | NR2 1JR

A rare city centre freehold of
scale & architectural distinction

STRATEGIC CITY CENTRE FREEHOLD OPPORTUNITY



GRADE II LISTED | FORMER MASONIC HALL

13,853 sq ft

location

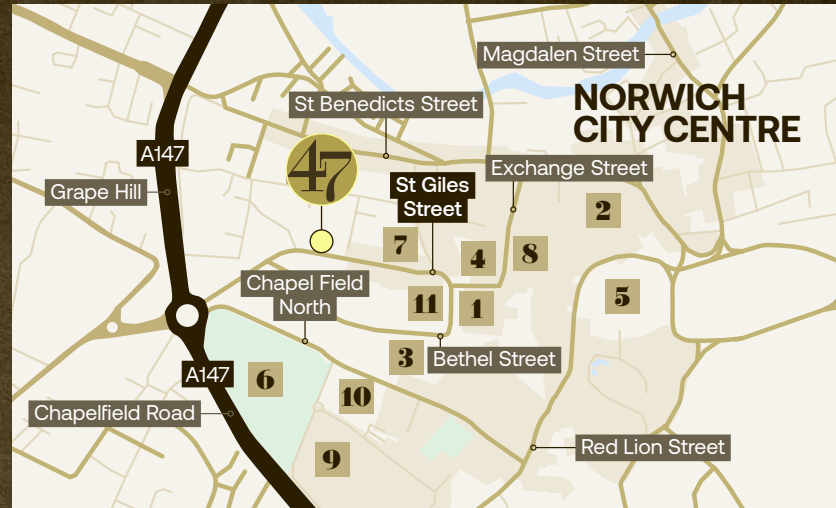
An imposing and architecturally significant city-centre building occupying a prominent position on St Giles Street, one of Norwich's most desirable and characterful addresses.

Positioned amongst boutique retailers, hospitality venues and professional services firms, St Giles Street is one of Norwich's most historic and architecturally distinctive city centre locations, with convenient access to public transport, parking and cycle routes.

Norwich is the regional capital of Norfolk and one of the UK's most historic cathedral cities, serving an urban population of approximately 213,000 and a wide county catchment. The city ranks 10th nationally in the PwC Good Growth for Cities Index. Norwich has been crowned winner of The Sunday Times Best Places to Live 2026.

CONNECTIVITY

City	Approx. driving distances
Ipswich	44 miles
Cambridge	63 miles
Peterborough	78 miles
London	110 miles



- 1 NORWICH MARKET PLACE
- 2 NORWICH LANES
- 3 THE FORUM
- 4 NORWICH GUILDHALL
- 5 NORWICH CASTLE
- 6 CHAPELFIELD GARDENS
- 7 ST GILES ST MULTI-STOREY CAR PARK
- 8 JARROLD'S DEPARTMENT STORE
- 9 INTU CHAPELFIELD
- 10 NORWICH THEATRE ROYAL
- 11 NORWICH CITY HALL



Direct rail services to **London Liverpool Street** approx. 1 hr 34 mins



Norwich International Airport approx. 15 mins



A11 dual carriageway to **Cambridge and the M11**



Ongoing **A47** infrastructure upgrades



Click for **Google Maps**



What3Words **punch.stem.songs**





the property

47 St Giles Street is a principally two-storey period Grade II Listed building with mezzanine, attic and extensive basement accommodation, forming part of the established historic townscape.

The decorative Bath stone façade is executed in the neoclassical style with rusticated Tuscan columns and sash windows, giving the building strong architectural presence.

Originally a 17th century house, the property was acquired by the Freemasons in 1879 and established as a Masonic Hall by 1881. The current structure was designed by Albert Havers and built in 1905–1906, with further remodelling in 1928. Until recently it operated as a Masonic club and events venue.

THE ACCOMMODATION PROVIDES



Impressive principal 'Temple' halls



Secondary halls & meeting rooms



Bar & dining facilities



Enclosed courtyard garden



Large assembly & gathering spaces



Offices & admin areas



Storage, ancillary accommodation & basement storage



Right to use six parking spaces in rear car park



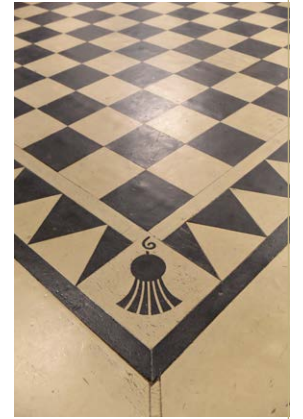
GROUND FLOOR PLAN

FLOOR AREAS

Area	sq m	sq ft
Ground Floor	606.07	6,524
Mezzanine	52.85	569
First Floor	516.58	5,560
Second Floor	56.91	613
Third Floor	54.52	587
Total NIA*	1,286.93	13,853
Total GIA	1,566.44	16,858

* In addition there is extensive basic basement storage.

The generous floorplates and internal volume offer flexibility for continued institutional occupation or alternative uses, subject to the necessary consents.

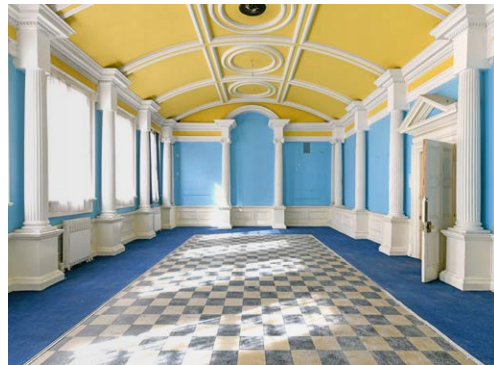
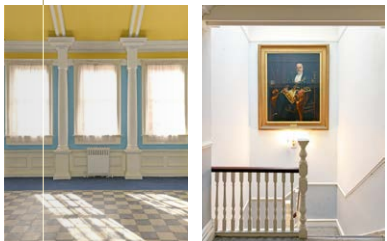


POTENTIAL USE

The property may suit organisations seeking:

- * A landmark headquarters presence
- * Institutional or educational accommodation
- * Cultural, civic or assembly uses
- * Characterful commercial space
- * Hospitality or leisure repositioning (subject to planning)
- * Residential conversion (subject to planning)
- * A strategic long-term urban holding

The scale, prominence and inherent character underpin both immediate occupational capability and longer-term repositioning potential.





Viewing

Strictly by appointment with the sole selling agents:

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further information

PLANNING

The property has been operated as a private members' club/events venue and offices. Interested parties should make their own enquiries of Norwich City Council regarding potential alternative use.

TENURE

Freehold for sale with vacant possession. Leasehold interest may be considered.

PRICE

Upon application.

VAT

The property is not elected for VAT and VAT will not be charged on any sale/letting.

EPC

The property has an EPC rating of D100.

BUSINESS RATES

Norwich City Council is the Charging Authority.

Property	Description	Rateable value
47 St Giles Street	Club & Premises	£62,000
Second Floor	Offices & Premises	£5,300
Third Floor	Offices & Premises	£4,550