



### Location

The property is located in the city centre on St Georges Street, in close proximity to Colegate where there is a wealth of historic buildings which accommodate a vibrant mix of uses including offices, residential, restaurants, leisure and institutional occupiers. It is very close to Norwich University of the Arts and the popular tourist areas of the Cathedral, Tombland and Elm Hill. The prime retail area is less than 10 minutes' walk. The location has good accessibility to the inner ring road and public transport. The Colegate car park is virtually opposite (80 spaces) and others are within 5 minutes at Duke Street (1,082), Magdalen St (206) and Elm Hill (50).

### Description

The property comprises a self-contained grade II\* listed 3 storey office building with the following specification and features:

- Flint and stone construction with period features
- WC and Kitchenette facilities on the second floor
- Open plan office accommodation to the ground and first floor
- A mixture of diamond grille and sash windows
- Carpeted floors
- Pendant lighting

### Accommodation

The office is arranged over ground first and second floor with the following approximate net internal floor areas:

Ground floor office:	497 sq ft	(46.2 sq m)
First floor office:	511 sq ft	(47.5 sq m)
Second floor office:	65 sq ft	(6.0 sq m)
Second floor kitchen:	60 sq ft	(5.6 sq m)
Second floor store:	140 sq ft	(13.0 sq m)
<b>Total:</b>	<b>1,273 sq ft</b>	<b>(118.3 sq m)</b>

### Tenure & Terms

The Landlord's preference is to agree a new full repairing and insuring lease for a term to be agreed. However consideration will be given to a new internal repairing and insuring lease. Further information is available on request.

### Rent

**£15,000 Per annum exclusive**

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (110). A full copy of the certificate is available upon request.

## Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £5,600. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

## Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

## Viewings & Further Information

**Ben Common**

**Roche Chartered Surveyors**

01603 756340 / 07917 762230

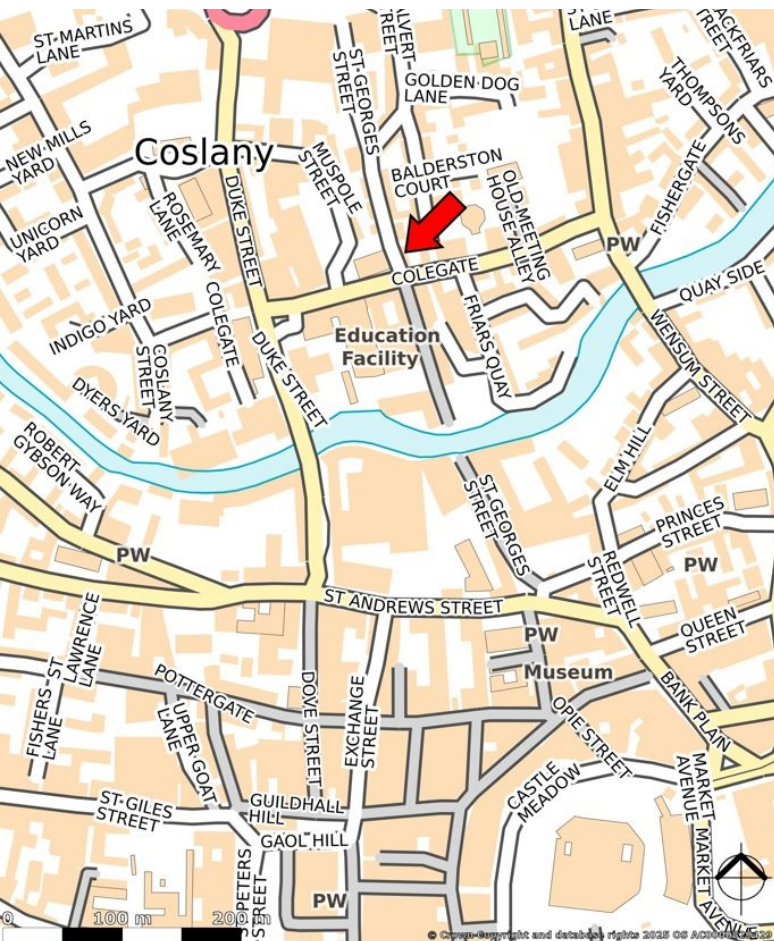
[benc@rochecs.co.uk](mailto:benc@rochecs.co.uk)

## Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

## Legal Costs

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



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](http://www.commercialleasecode.co.uk)



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