



Location

The property is located on Cathedral Street, a short walk from the City Centre, Norwich Railway Station and the Cathedral Close. Cathedral Street and its immediate area are home to a number of professional firms, clinics and other small businesses. The street links to Prince of Wales Road, the main thoroughfare connecting the Railway Station to the City Centre.

Description

The property comprises an attractive mid-terrace building which has been extensively redecorated, arranged over two floors plus basement storage. It is a rare opportunity to buy a self-contained freehold office building with parking. The property benefits from the following specification and features:

- Two offices on the ground floor
- Open plan kitchen / breakout area on the ground floor
- Three offices on the first floor
- Suspended ceilings incorporating recessed lighting
- Carpeted floors
- Heating and comfort cooling units
- Ground floor WC's and shower facilities
- 3 private parking spaces to the rear
- On-street parking to the front

Accommodation

The property has the following approximate net internal floor areas:

Ground floor:	881sq ft	(81.8 sq m)
First floor:	1,082 sq ft	(100.5 sq m)
Basement:	610 sq ft	(56.7 sq m)
Total:	2,573 sq ft	(239.0 sq m)

Tenure & Terms

The property is being offered for sale with vacant possession on a freehold basis.

Price

£390,000 (No VAT payable).

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (98). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that the 2023 Rateable Value is assessed as follows:

Ground floor and basement:	£13,750
First floor room 1 and 2:	£11,000
First floor room 3:	£ 2,225

This is not the annual rates payable. The rates payable can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand that the property falls within use class E and can therefore be used for any other use within this use class. Further information is available on request. 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

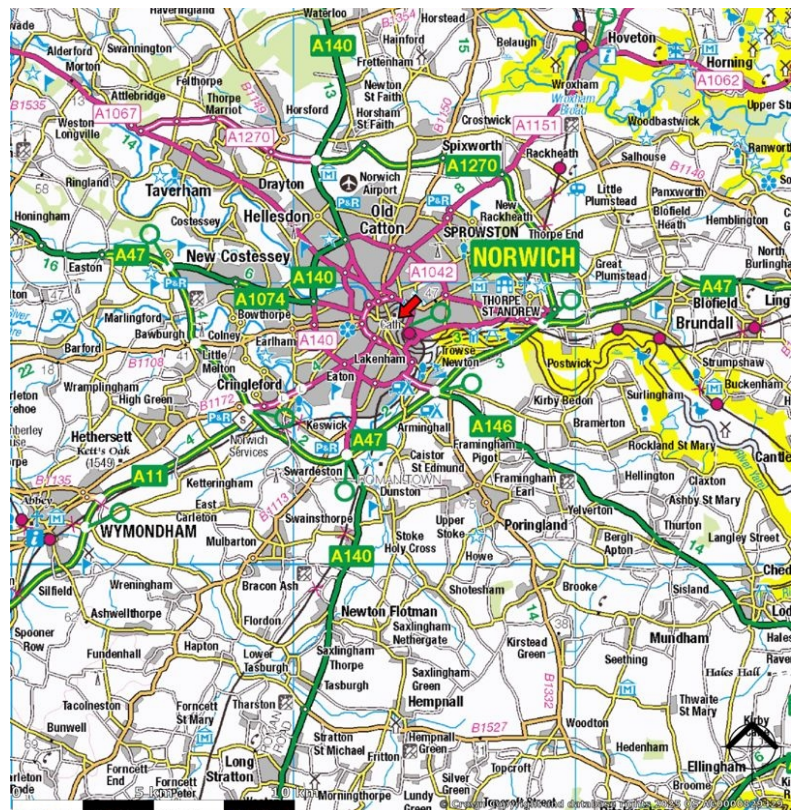
Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk

Legal Costs

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

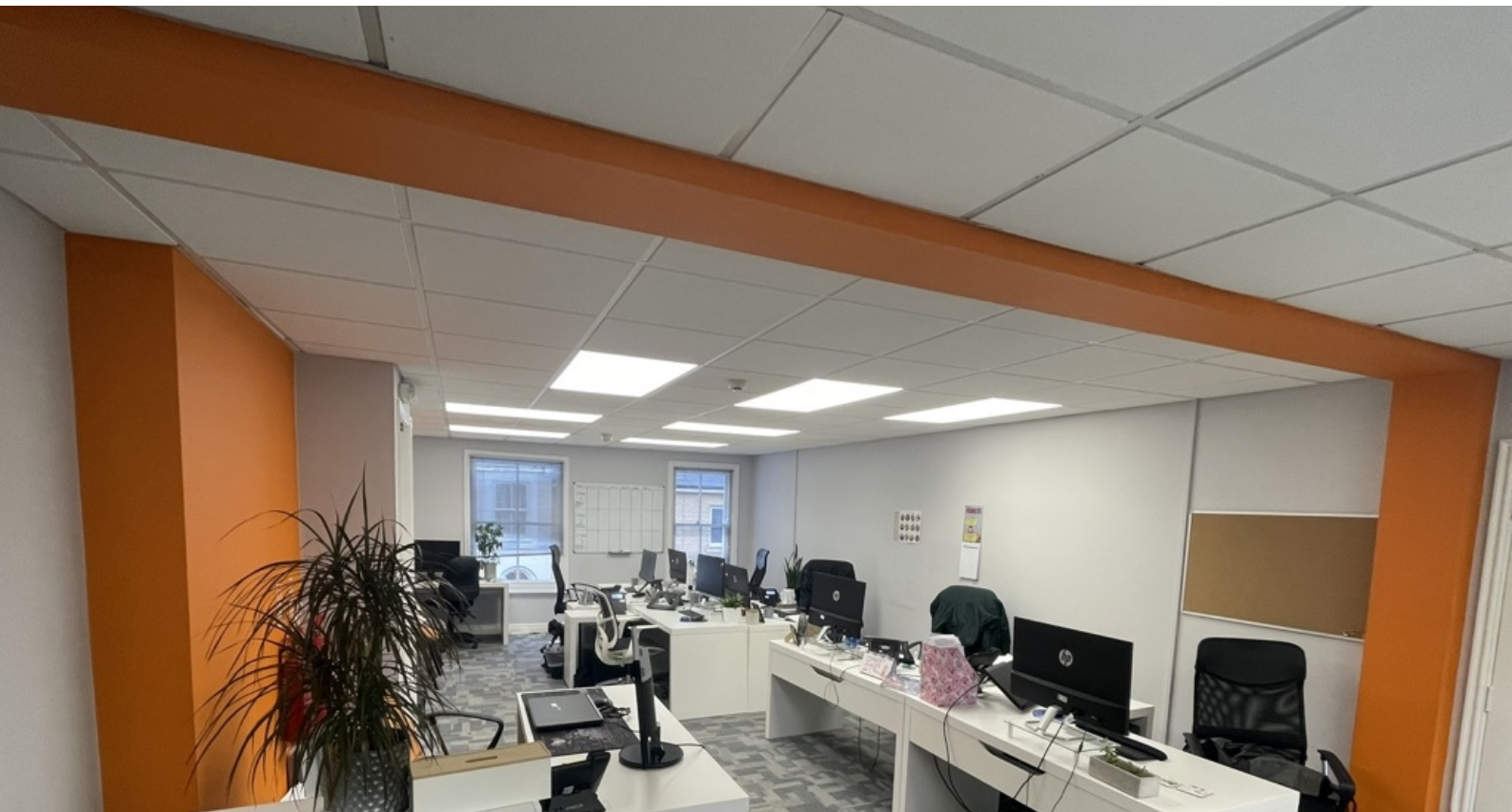
In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
samk@rochecs.co.uk



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



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- 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.
- 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.
- 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:

- 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.
- 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.
- 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