

ROCHE



An imposing Grade II Listed  
end of terrace Georgian building

**FOR SALE**

NORWICH

**GLADSTONE HOUSE**

**26 & 28 ST GILES STREET, NR2 1LL**



## Location

Gladstone House is located on St Giles Street in the centre of the historic Cathedral City of Norwich.

The street links the city centre to Grapes Hill and the inner ring road and provides easy access to the nearby Norwich Market and the St Giles Multi-Storey Car Park opposite.

It is a mixed-use location, with a variety of retail, leisure, residential and office occupiers in the immediate vicinity.

## Description

Gladstone House is an imposing Grade II Listed end of terrace Georgian building and former dwelling which was once home to John Harvey (1755-1842), a Mayor of Norwich and latterly a High Sheriff of Norfolk. The property has since been converted to office use over three storeys and a basement, with scope for alternative uses subject to planning.

Internally the property provides a series of spacious rooms with generous floor to ceiling heights and period features arranged around an impressive central staircase and entrance hall. There is a garden to the rear.

A rear annexe known as 26 St Giles Street provides a self-contained two-bedroom flat over two storeys and benefits from a small courtyard garden.





>> THE ANNEXE

# Accommodation

## GLADSTONE HOUSE

	sq ft	sq m
Basement	1,411 sq ft	131.1 sq m
Ground Floor	1,560 sq ft	144.9 sq m
First Floor	1,729 sq ft	144.9 sq m
Second Floor	1,763 sq ft	163.8 sq m
<b>Total</b>	<b>6,463 sq ft</b>	<b>600.4 sq m</b>

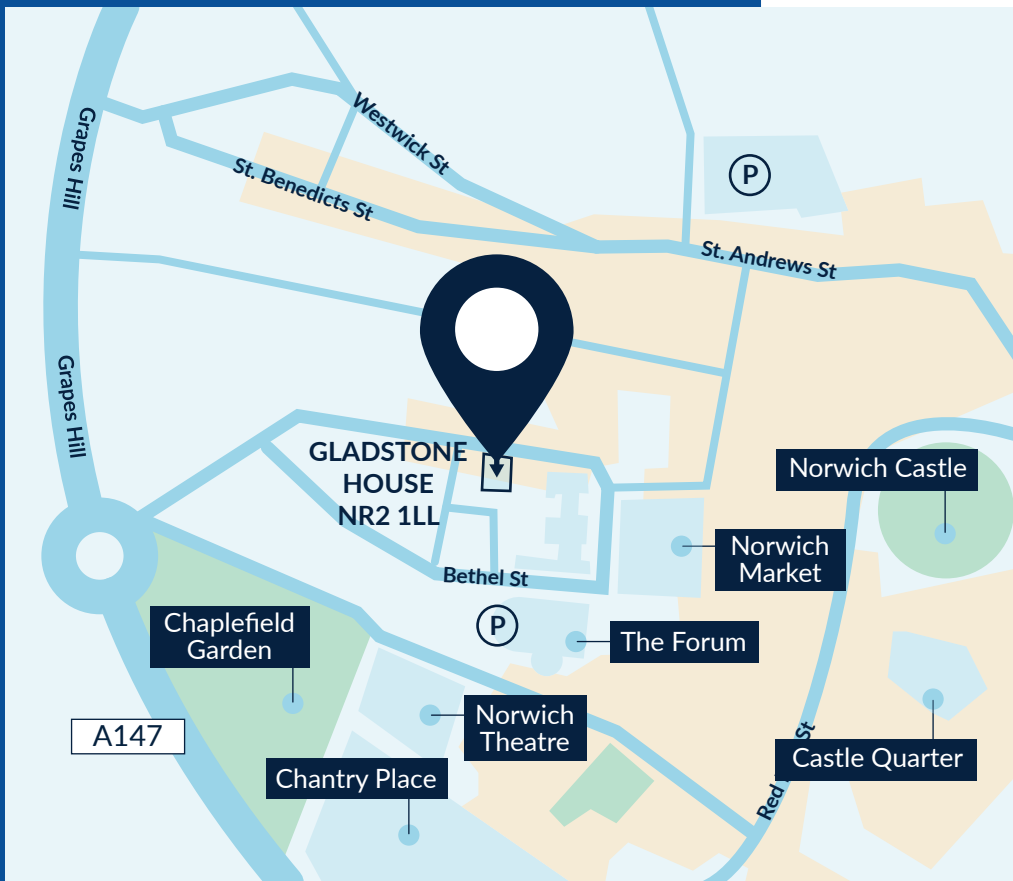
## THE ANNEXE

	sq ft	sq m
Lobby	44 sq ft	4.18 sq m
Kitchen	92 sq ft	8.58 sq m
Lounge	209 sq ft	19.5 sq m
Bedroom 1	146 sq ft	13.6 sq m
Bedroom 2	141 sq ft	13.17 sq m
Bathroom	34 sq ft	3.23 sq m
<b>Total</b>	<b>666 sq ft</b>	<b>62.26 sq m</b>

# Tenure & Terms

The property is available on a freehold basis.





## Viewings & Further Information

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## Planning

The property is Grade II Listed and is within the Norwich City Centre Conservation Area. We understand that Gladstone House currently 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.

## Energy Performance Certificates

Gladstone House is Grade II Listed and does not have an EPC in place.

The annexe has an EPC rating of D (64). A full copy of the certificate is available upon request.

## Legal Costs

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

## Anti Money Laundering

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.

## Rates & Council Tax

The Valuation Office Agency Website indicates that as from April 2023 the Rateable Value is £36,500. 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.

The annexe (26 St Giles Street) falls within council tax Band C.

## Price

Offers in excess of £600,000

[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

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