

# For Sale

45-51 London Street, Norwich, NR2 1HX



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## Description

Norwich is the county town of Norfolk in the eastern part of East Anglia. The city is situated some 115 miles to the north east of London and 62 miles to the north east of Cambridge.

The property is located on London Street, once known as the Bond Street of the East and the oldest pedestrianised shopping street in the UK. The building is situated on a triangular corner site at the junction of London Street and Bedford Street. Neighbouring occupiers include Skipton BS, Nationwide, Subway, Greggs, Toni & Guy and Costa.

## Accommodation

The bank premises are arranged over basement, ground, first and second floors providing the following approximate internal floor areas:

Basement	198.2 sq m	2,133 sq ft
Ground Floor	392.2 sq m	4,221 sq ft
First Floor	86.2 sq m	932 sq ft
Second Floor	781.3 sq m	1,122 sq ft

## Tenure

Freehold with the benefit of part-let income.

## Price

Offers invited in excess of £2m

## Investment income.

The building incorporates 20 Bedford Street, a lock up retail unit of 1,238 sq ft let to a

Bang&Olufsen franchisee. This is held on 10 year lease from 24 June 2017 at a passing rent of £30,860.

## Business rates

We understand that the property is assessed as follows:

Rateable value:	£105,000
UBR (2017/18):	47.9p
Rates Payable:	£50,295

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

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

## EPC

A certificate can be made available.

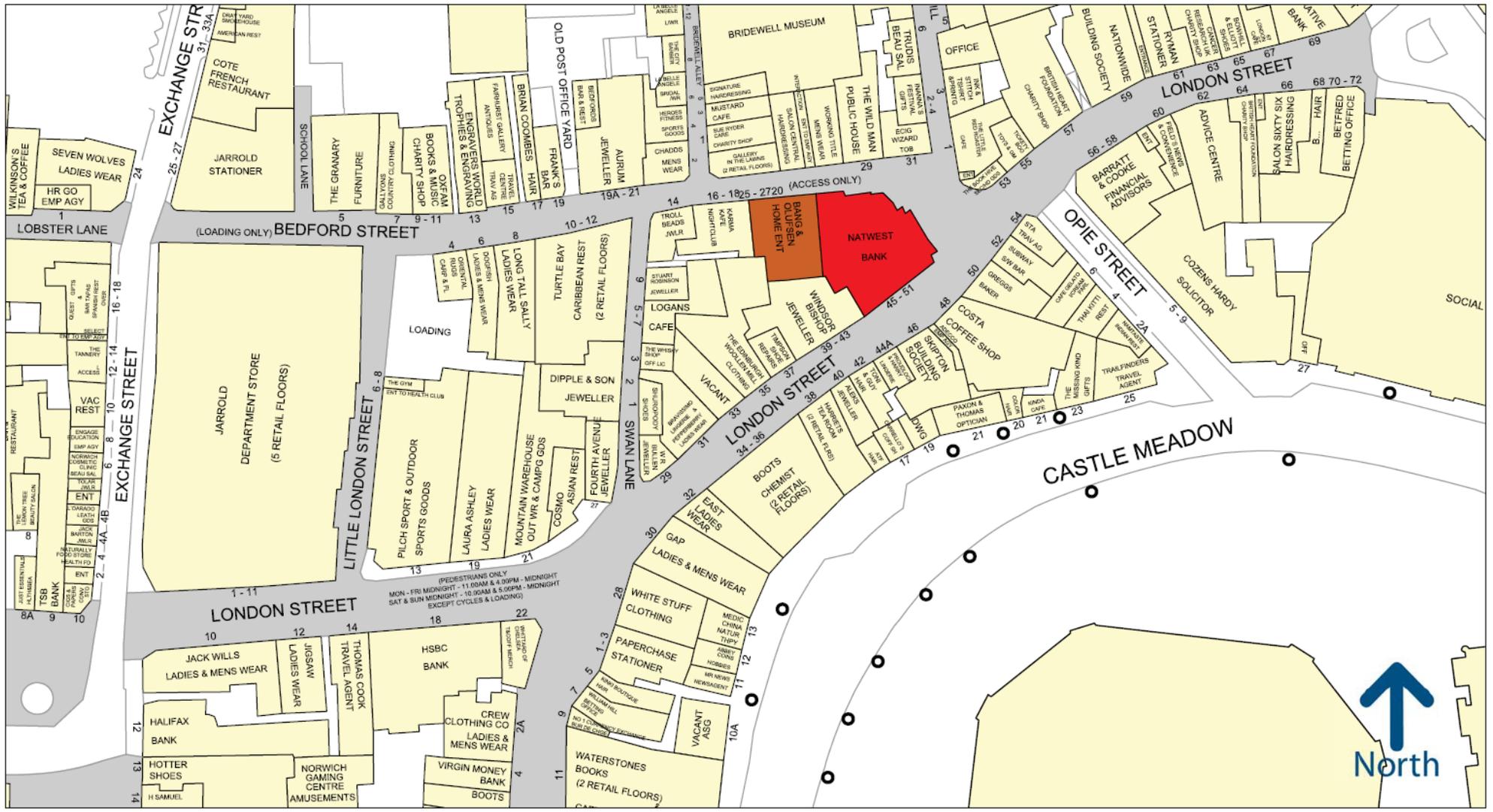
## VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

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