



1A OAK STREET, NORFOLK, NR3 3AE

OFFICE/CLINIC PREMISES

- Suitable for a variety of uses s.t.p
- Well situated just a ten-minute walk from the city centre
- Ample parking for approximately 20 cars

Katie Bates
 Brown&Co Norwich
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TO LET £105,000 PAX | 789.40 sq m (8,497 sq ft)

Property and Business Consultants
brown-co.com

Location

1a Oak Street occupies an excellent position to the north of Norwich City Centre, within a well-established mixed-use area of commercial and educational to include a Premier Inn hotel, Brown&Co, Jane Austen College, Pheonix Gym.

The location benefits from excellent accessibility, being within walking distance of the city centre and public transport links, to include bus routes serving the wider Norwich area and convenient road connections to the A147 inner ring road.

Description

The property comprises a well-located and well-maintained office and clinic premises arranged over two floors. The accommodation currently provides two reception areas, one on each level, together with a range of consultation and treatment rooms, staff welfare/amenity facilities and WCs. The property's layout is flexible and could be altered if required.

Externally there is a surfaced car park to the rear, providing parking for approximately 20 vehicles (more if double-parked).

Accommodation

The property provides the following net internal floor areas:

Description	sq m	sq ft
Ground floor offices	241.20	2,596
First floor offices	548.20	5,901
Total	789.40	8,497

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order. The unit is connected to mains electricity, water and drainage.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Shop & premises
Rateable Value (from 1 April 2026)	£74,000
Rates payable for 2026/2027	£35,520

Tenure

The unit is available to let on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£105,000 per annum exclusive.

Service Charge

A service charge will be levied to cover maintenance and service costs.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of C(52).

VAT

It is understood that VAT is not applicable and will not be charged in addition to the rent.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Katie Bates

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01603 598236

Brown&Co - Norwich

St Georges Street

Norwich NR3 1AB



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