



CROME HOUSE, 231 ST FAITH'S ROAD, NORWICH, NR6 7AP

GROUND FLOOR OFFICE PREMISES

- Car parking for five vehicles
- Edge of city location
- Low business rates
- Shared garden

Andrew Haigh
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BROWN & CO

Property and Business Consultants
brown-co.com

TO LET £14,500 pax | 92.88 sq m (1,000 sq ft)

Location

The property is located on the West side of St Faiths Road in Old Catton, North of Norwich City Centre.

Norwich city centre is approximately 2 miles south and the inner ring road (A1042) and the Northern Broadway (A127) are in close proximity.

Description

The property comprises of a ground floor suite within a Grade II listed building, internally the suite is divided into a number of private offices/meeting rooms with an open plan reception area. There is a Kitchenette to the rear of the property.

The offices have recently been redecorated with carpeted floors and gas fired central heating.

To the rear is a large garden shared with the flats above.

There is car parking to the front for 5 vehicles.

Accommodation

The property provides the following net internal floor areas:-

Description	sq m	sq ft
Offices	86.10	928
Kitchenette	6.73	72
Total NIA	92.83	1,000

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.

Business Rates

Business rates will be the responsibility of the occupier, and the property has been assessed as follows:-

Description	Office & premises
Rateable Value	£12,500
Rates payable for 2025/2026	£6,238*

*The rateable value is under £15,000 and an occupier may therefore be eligible for small business rates relief. Please contact the local council's business rates team for further information.

Rent

£14,500 per annum exclusive.

Tenure

The premises is available to let on a new internal repairing and insuring lease for a term of years to be agreed.

VAT

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

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(69).

Viewing & Further Information

Strictly by appointment with the sole letting agent: -

Andrew Haigh

Brown&Co Norwich

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IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.



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