

First Floor Office premises - TO LET

27a Bedford Street Norwich NR2 1AG

210.45 sq.m. (2265 sq. ft.)

LOCATION

The subject property is located on the first floor, fronting Bedford Street a busy pedestrianised street in the city Centre, being part of the "Norwich Lanes" a series of alleyways, courtyards and open spaces leading from St Giles & St Benedicts streets to London Street. The Lanes are home to well over 300 independent retailers, cafés, restaurants, pubs and offices.

The Norwich Lanes is different from other areas of Norwich and towns & cities, being more individual, independent and quirky businesses in an area of cobbled streets, narrow alleys and period buildings.

ACCOMMODATION

The subject premises comprises first floor offices, forming part of the former Hovells department store, which has been sub-divided and refurbished. The property benefits from electric heating LED lighting, meeting room, kitchen and WCs.

The property provides ground floor accommodation with the following approximate area:-

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Office area	210.45	2265
	WCs	-	-
	Total:	210.45	2265

TENURE

The property is being offered by way of a new; internal repairing and insuring lease for a minimum term of three years at a rental of **£17,995 pax**

The tenants will be responsible for the maintenance of the interior and there is a service charge to cover the landlord's expenses of maintaining the common facilities within the building, including the fire alarm and external maintenance.

RATEABLE VALUE

The property has been entered onto the Valuation Office Agency website as followings:

Description: Office and Premises

Rateable Value: **£10,500**

Rates Payable 2024/25: **£TBC**

We are informed that those occupiers who qualify for small business rates relief will not be liable for business rates. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of **B**.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Goodge Property Services

Contact: Tim Goodge Tel: 07855 885454 Email: tim@goodgepropertyservices.co.uk

SUBJECT TO CONTRACT

February 2025

Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Goodge Property Services have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

