

FOR SALE
Development Opportunity



28 ST STEPHENS STREET
NORWICH, NR1 3SH

LOCATION

The property occupies an excellent trading location in the centre of Norwich adjacent to **Shoe Zone** and **Mr Shoes** and close to the entrance to Chantry Place Shopping Centre. Other multiple retailers in the immediate vicinity include **Starbucks**, **WHSmith**, **New Look**, **Lakeland**, **Marks & Spencer** and **Poundland**.

ACCOMMODATION

The property provides accommodation on ground, first and second floors with a self-contained unit at the rear accessed from Malthouse Road. The property has the following approximate areas:-

Ground Floor:

Sales	1,838 sq ft	172.6 sq m
Store	58 sq ft	5.38 sq m

First Floor:

Staff/Office	1,164 sq ft	108.1 sq m
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Second Floor:

Ancillary	498 sq ft	46.2 sq m
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Rear

	758 sq ft	704 sq m
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(1 Malthouse Road)

TERMS

The property is offered for sale, freehold with vacant possession, seeking offers in the region of **£500,000**.

VAT

The property is not elected for VAT. The sale will not be subject to VAT.

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

Tel: 01603 666630

1 Bank Plain, Norwich, NR2 4SF

ANTI MONEY LAUNDERING

In accordance with 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.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following current rating assessment:

28 St Stephens Street **£60,000**

1 Malthouse Road **£7,500**

Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

28 St Stephens Street has an energy rating of D and 1 Malthouse Road has an energy rating of C. Details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:-

Francis Darrah Chartered Surveyors

Contact: Francis Darrah

Tel: 01603 666630

Mob: 07774 781 381

Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

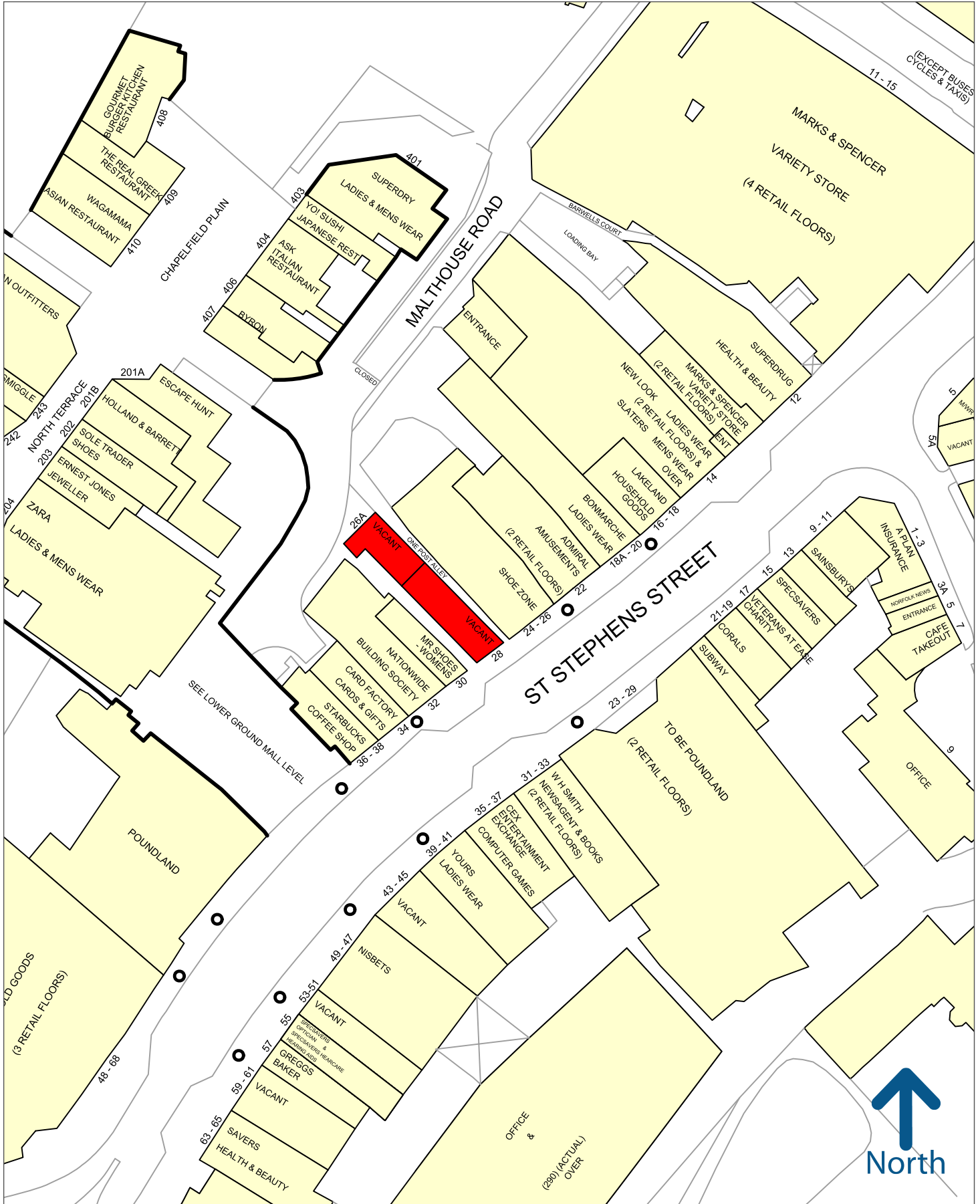
January 2024

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RETAIL





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