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34 ELM HILL, Norwich, NR3 1HG **TO LET – PRICE ON APPLICATION**

Retail premises with potential for apartment

- Historic location
- Attractive Listed building
- 4 car parking spaces

186.16 sq m (2,004 sq ft)



Location

The property is located on Elm Hill which is a historic cobbled lane in central Norwich with many buildings dating back to the Tudor period. The street is a famous Norwich landmark attracting many visitors each year.

There is easy access to the St Andrews multi storey car park.

Description

The property is a listed three storey period building originally built as a single dwelling.

The property was last used for retail and gallery on the ground floor and a framing workshop on the first with offices on the second floor.

It may however be that the two upper floors could be converted to an apartment with a separate access from the rear. The landlord is currently contemplating undertaking this work.

The property has four car parking spaces to the rear.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice with the following net internal.

	sq m	sq ft
Ground floor retail	44.13	475
Ground floor rear room	28.52	307
Mezzanine	16.81	181
First floor workshop	55.74	600
Second floor (office/flat)	40.96	441
Total	186.16	2,004

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. The premises have the following assessment:-

Description	Offices & Premises
Rateable Value	£5,900
Rates payable for 2017/2018	£0 *

*The property is under the lower RV threshold and is therefore exempt from business rates. Please contact Norwich City Council for further information.

Tenure

The property is available by way of a new full repairing and insuring lease. Price on application.

VAT

VAT is not charged on the rent.

Legal Costs

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

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871



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