



### Location

The property is located on Stephens Square, at the eastern edge of Norwich city centre, just off St Stephens Road and close to the junction with Chapelfield Road/Norwich inner ring road.

In close proximity is the Chantry Place Shopping Centre and Norwich's prime retail core, as well as Norwich Bus Station and Norwich City College. The immediate surrounding area is mainly residential.

### Description

The property is a two-storey former warehouse/workshop building used for many years as a funeral directors office and premises

It has the following features and specification:

- Flexible accommodation
- Recently refurbished meeting and reception areas
- Potential for other uses (STP)
- Side access yard and parking area
- Rare city centre freehold opportunity
- Total site area of approximately 0.11 acres (0.4 ha)

### Accommodation

The accommodation is arranged over ground and first floors, comprising offices and reception area, meeting areas and stores on the ground floor and further stores and former workshop space with staff kitchen, office and WC facilities on the first floor. The total net internal floor area is approximately **3,579 sq ft (332.5 sq m)**.

### Tenure & Terms

The property is being offered for sale, on a freehold basis, with vacant possession on completion.

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will be required to provide proof of identity and address, together with proof of funding/source of funds to the selling agents prior to solicitors being instructed.

### Price

**£350,000 (no VAT)**

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (93). A full copy of the certificate is available upon request.

## Rates

The Valuation Office Agency website indicates that the Rateable Value is £10,250. This is not the annual rates payable.

The rates payable can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

## Planning & Uses

We understand the current use falls within use class E and therefore could suit other uses within the same use class or possibly residential conversion, subject to planning. The property is in a Conservation Area and is Locally Listed. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

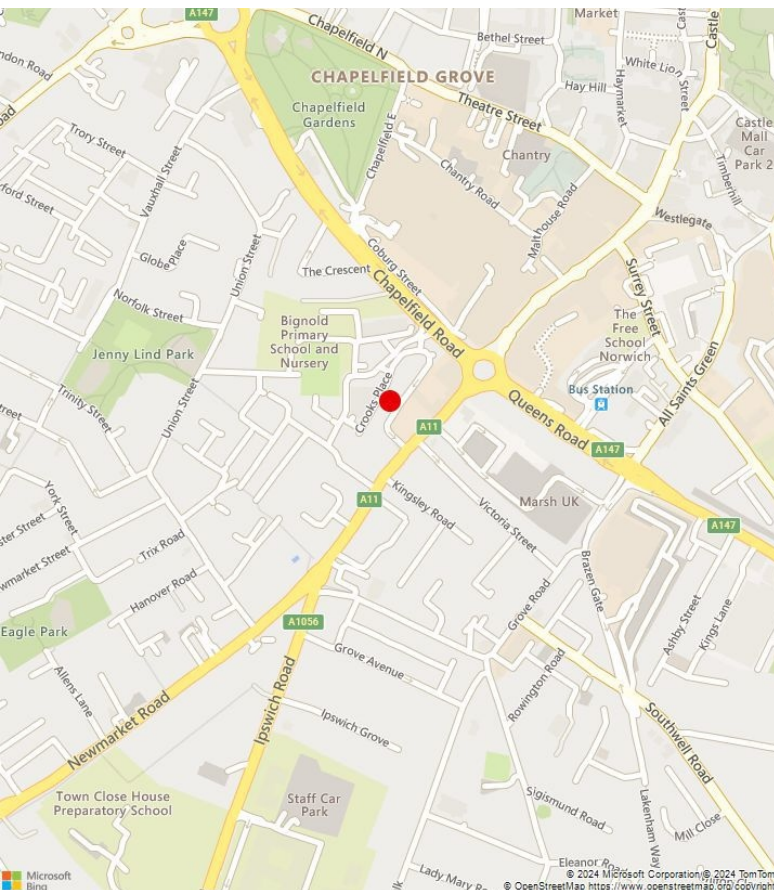
## Viewings & Further Information

**Graham Jones**  
**Roche Chartered Surveyors**  
 01603 756338 / 07496 164609  
[grahamj@rochecs.co.uk](mailto:grahamj@rochecs.co.uk)

## Legal Costs

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

**Chris Watkins**  
**Roche Chartered Surveyors**  
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 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



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