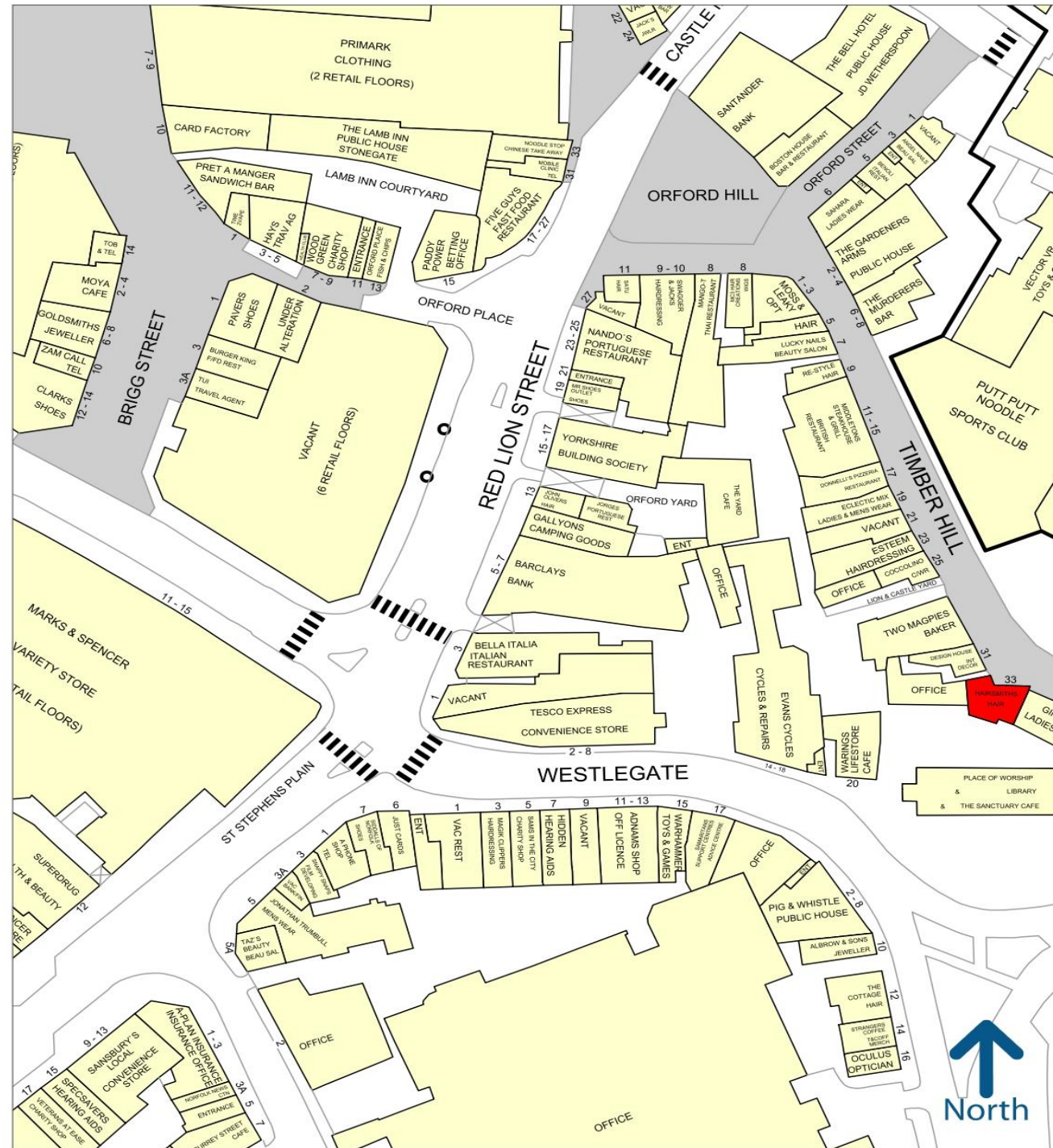




Norwich

Arnolds Keys



50 metres

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33 Timber Hill, Norwich



## Attractive Three Storey Retail Premises 169.88 m<sup>2</sup> (1,829 SqFt)

Retail

To Let

SUITABLE FOR A VARIETY OF CLASS E USES

EXCELLENT TRADING LOCATION BETWEEN VUE CINEMA, CASTLE QUARTER LINKING TO JOHN LEWIS DEPARTMENT STORE

GRADE II LISTED

### 33 Timber Hill, Norwich, Norfolk NR1 3LA

The property is located towards the top of Timber Hill, close to Westlegate. Timberhill is a popular pedestrian thoroughfare from John Lewis and Castle Quarter to the prime retailing streets of Haymarket and Gentleman's Walk, which are a short distance from the property. It is characterised by a variety of independent retailers including The Design House, Two Magpies, Ginger and Prima Donna.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.





### Description

The property comprises an attractive grade II listed three-storey terraced retail property.

The property comprises a mixture of timber and carpet flooring, with plastered and painted walls, ceilings and exposed timber beams throughout with mixed of spot and strip lighting.

The property occupies a prominent corner position on Timberhill with extensive timber framed glazed frontage.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	m <sup>2</sup>	Sq Ft
Ground Floor	63.00	678
First Floor	48.56	523
Second Floor	26.59	286
Basement	31.73	342
<b>Total NIA</b>	<b>169.88</b>	<b>1,829</b>

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£23,500** per annum exclusive.

### Business Rates

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

Description: Hairdressing Salon and Premises

Rateable Value: £19,500

Rates Payable 2023/2024: £9,730.50

### Legal Costs

Ingoing tenant to bear the legal costs of for both parties.

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### EPC

The property has an EPC rating of: D

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

Harry Downing

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DDi: 01603 216806

Nick O'Leary

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DDi: 01603 216827

SUBJECT TO CONTRACT - HRD/njr/28556/120

