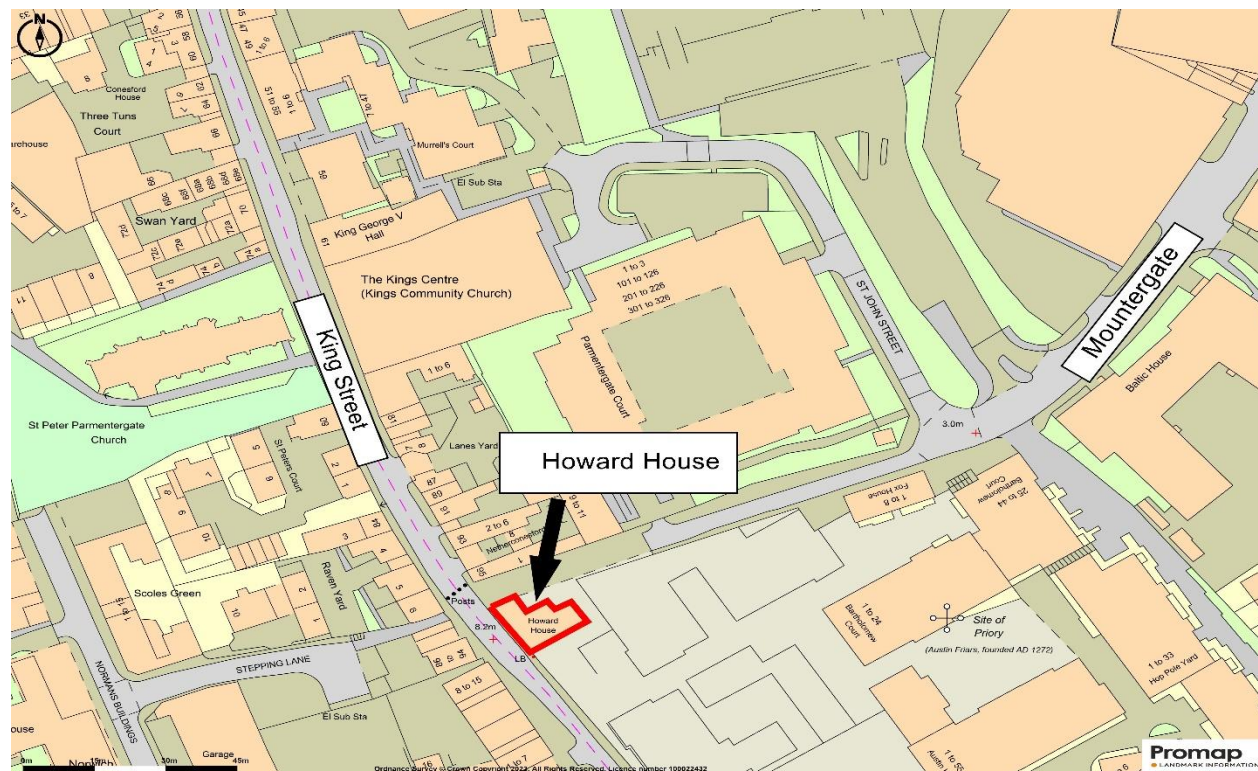




Self-Contained Office/Use Class E Premises
228.81m² (2,463 sq ft)

Office

To Let



RECENTLY REFURBISHED
SELF-CONTAINED
OFFICE/USE CLASS E

GRADE II LISTED WITH
MANY ORIGINAL FEATURES

CLOSE TO NORWICH
STATION, CITY CENTRE AND
RIVERSIDE LEISURE
COMPLEX

ATTRACTIVE COURTYARD
TO FRONT AND REAR

CENTRAL HEATING AND
LED LIGHTING

**Howard House, 97 King Street, Norwich, Norfolk
NR1 1PH**

The property is ideally situated on King Street and Mountergate which is a semi-pedestrianised street with a mixture of residential, offices and retail properties.

King Street has experienced extensive regeneration in recent years and is in close proximity to the city centre, railway station and Riverside leisure complex.

The A11 and inner ring road are also within a short drive and Norwich Airport is situated 3.5 miles to the north.

Note: Arnolds Keys for themselves and for the vendors or lessors 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 lessors, 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 lessor 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

Howard House is an historic and attractive 2 storey L-shaped grade II Listed former house which is now used as office accommodation.

The property has been recently refurbished to a high standard including a full redecoration and repairs to roof, doors, windows, ceilings and installation of a new heating system and electricity into the building.

There is a courtyard area to the front and rear of the property in addition to one parking space.

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 ²	sqft
Ground Floor	71.00	764
First Floor	75.69	815
Second Floor	46.38	499
Basement	35.81	385
Total	228.88	2,463

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed. Quoting rent available on application.

Business Rates

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

Description: Office and premises

Rateable Value: £24,000

Rates Payable 2024/2025: £11,976

Legal Costs

Each party to bear their own costs

VAT

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

EPC

The property has an EPC rating of: E

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/28372/120

