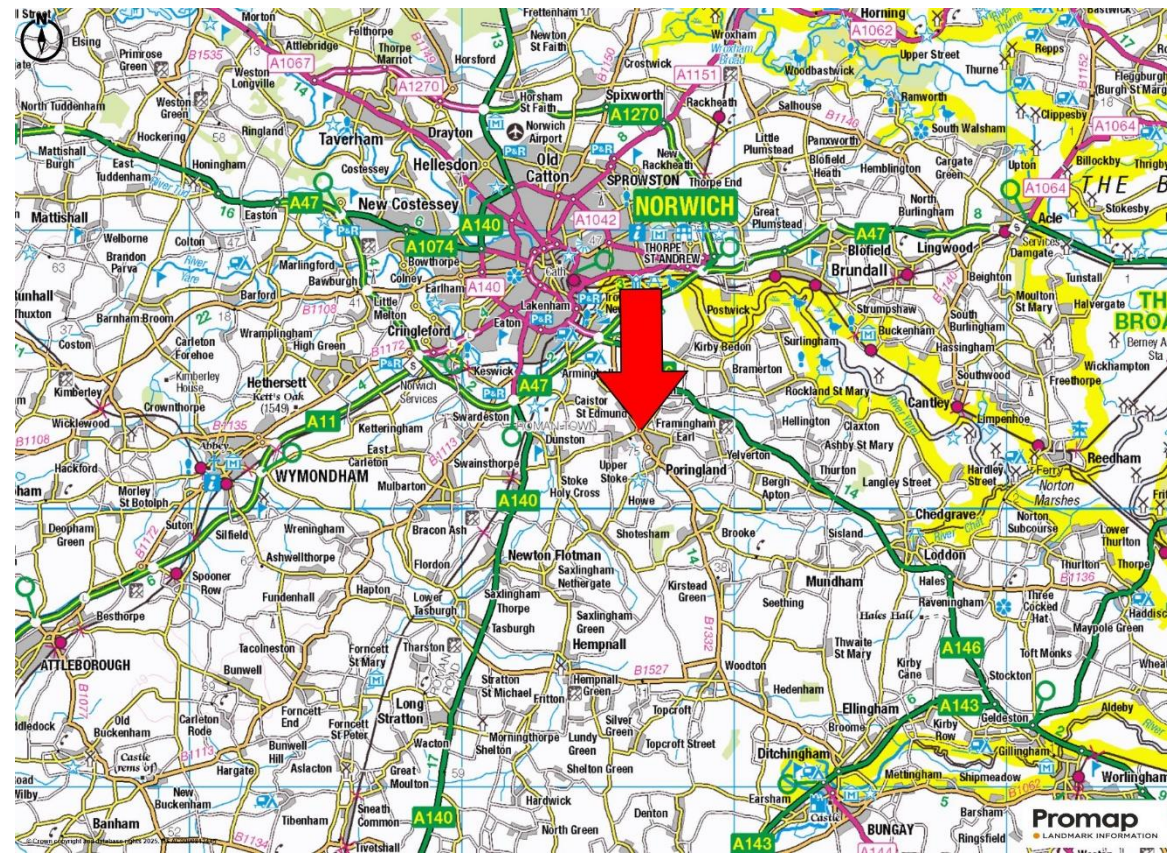


## Office Building 267.27 m<sup>2</sup> (2,877SqFt)

Office

For Sale



PROMINENT VILLAGE LOCATION, 2.7 MILES SOUTH OF NORWICH SOUTHERN BYPASS

GENEROUS PARKING

SUITABLE FOR ALTERNATIVE USES – STP

TOTAL SITE AREA 0.36 ACRES

FREEHOLD

## The School House , 1 The Street, Framingham Earl, Norwich, NR14 7QY

The property is located on a prominent position on the roundabout on the B1332, the main Norwich to Bungay Road on the boundary of the villages of Framingham Earl and Poringland. The villages of Poringland and Framingham Earl provide a range of local amenities. The A47 Norwich Southern Bypass is a short distance away to the North which provides links and easy access to Norwich and via A11 to the other main arterial roads serving Norfolk and East Anglia.

**Description**

The property comprises a detached single-storey building with UPVC double glazed windows and doors and Velux roof lights

Internally, the offices are predominantly carpeted with spotlighting. There is a café area which is fitted with wall and base kitchen units, stainless steel sink and drainer. There are WC facilities off the main entrance hall in addition to further Gents and Ladies WC facilities situated off the main hallway and an accessible WC.

The office space is a mix of open plan and cellular space. There are 28 car parking spaces around the perimeter of the building. The car park is predominantly laid to tarmac.

**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
Entrance Hall		
Office	45.32	488
Café	52.26	563
Office	16.55	178
Meeting Room	50.74	546
Office	41.82	450
Office	15.94	172
Office	9.34	101
Kitchen	14.51	156
Office	13.41	144
Store	2.06	22
Store	2.72	29
<b>Total NIA</b>	<b>264.69</b>	<b>2,849</b>

**Terms**

The freehold interest in the property is available for sale at **£500,000 exclusive**.

**Business Rates**

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

Description: Office and Premises

Rateable Value: £31,000

Rates Payable 2025/2026: £15,469

**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

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

DDi: 01603 216806

SUBJECT TO CONTRACT - NOL/njr/120

