



Retail Unit
69.75 m² (747SqFt)

Retail

For Sale

PROMINENT LOCATION
WITHIN THE NORWICH LANES

LARGE SHOP FRONTAGE

OPEN PLAN SALES AREA

RARE FREEHOLD
OPPORTUNITY

32 St. Benedicts Street, Norwich, NR2 4AQ

Situated in the heart of Norwich's vibrant Lanes district, 32 St Benedicts Street offers a rare opportunity to occupy a prominent ground-floor retail space in one of the city's most sought-after locations.

The area boasts a rich array of dining and retail options, including well-known establishments such as Pizza Express, Benedicts, and Pinocchio's, attracting a steady stream of visitors throughout the day.

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 is a freehold, with the ground floor featuring a spacious open-plan layout, currently fitted out attractively as a hair salon.

Ideal for its continued use or as a variety of retail uses, from boutique fashion and lifestyle stores to galleries or specialty shops with basement and wc facilities to the rear.

Accommodation

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

	M ²	Sq Ft
Sales Area	52.75	568
Basement	17.00	179
WC	---	---
Total	69.75	747

Terms

The freehold interest in the property is available for sale at **£225,000 exclusive**.

The freehold includes the upper floors which have been sold off as a residential apartment on a long term lease.

Business Rates

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

Description: Hairdressing salon and premises

Rateable Value: £12,000

Rates Payable 2026/2027: £4,584*

*Small Business Rates may be applicable

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: **C**

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120

