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## First and Second Floor Commercial Premises 79.29m<sup>2</sup> (854sqft)

Retail / Office

TO LET

**PROMINENT CENTRAL LOCATION**

**QUALITY TRADING LOCATION OPPOSITE PRIMARK**

**MANY NEARBY AMENITIES**

**SUITABLE FOR USES WITH IN USE CLASS E**

**PEDESTRIANISED LOCATION**

**CLOSE TO CASTLE QUARTER BUS STAND**

**24a White Lion Street, Norwich, NR2 1PX**

The property is prominently positioned on White Lion Street in the heart of Norwich city centre, close to Castle Meadow and Gentleman's Walk. The area benefits from strong pedestrian footfall and good visibility from passing traffic.

Nearby occupiers include Primark, Boots, Holland and Barrett, The White Company, Specsavers, and a range of independent retailers and cafés. The property is within easy reach of Chantry Place Shopping Centre and Norwich Market.

### Description

The property comprises first and second-floor office/retail accommodation within an attractive three-storey, Grade II listed building. Access is provided via an entrance off Red Lion Street.

Internally, the first floor offers a predominantly open-plan layout with kitchenette facilities, while the second floor provides additional storage space along with WC facilities.

The premises are ideally suited for continued use as a salon but are also suitable for a range of alternative Class E uses.

### 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
First Floor	53.96	581
Second Floor	25.33	273
<b>Total</b>	<b>79.29</b>	<b>854</b>

### Terms

The property is available on internal repairing and insuring terms, with the landlord retaining responsibility for external and structural elements, for a term to be agreed, at an initial rent of **£18,000** 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: £11,250  
Rates Payable 2026/2027: £4,297.50  
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: TBC

### 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

Jagtar Chahal

[jagtar.chahal@arnoldskeys.com](mailto:jagtar.chahal@arnoldskeys.com)

DDi: 01603 620551

SUBJECT TO CONTRACT - JSC/njr/120

