

Extensive Ground Floor Commercial Premises
178.2 m² (1,918 SqFt)

Retail

To Let

**PROMINENTLY POSITIONED
ON HALL ROAD**

AMPLE PRIVATE PARKING

**SUITABLE FOR A RANGE OF
CLASS E USES**

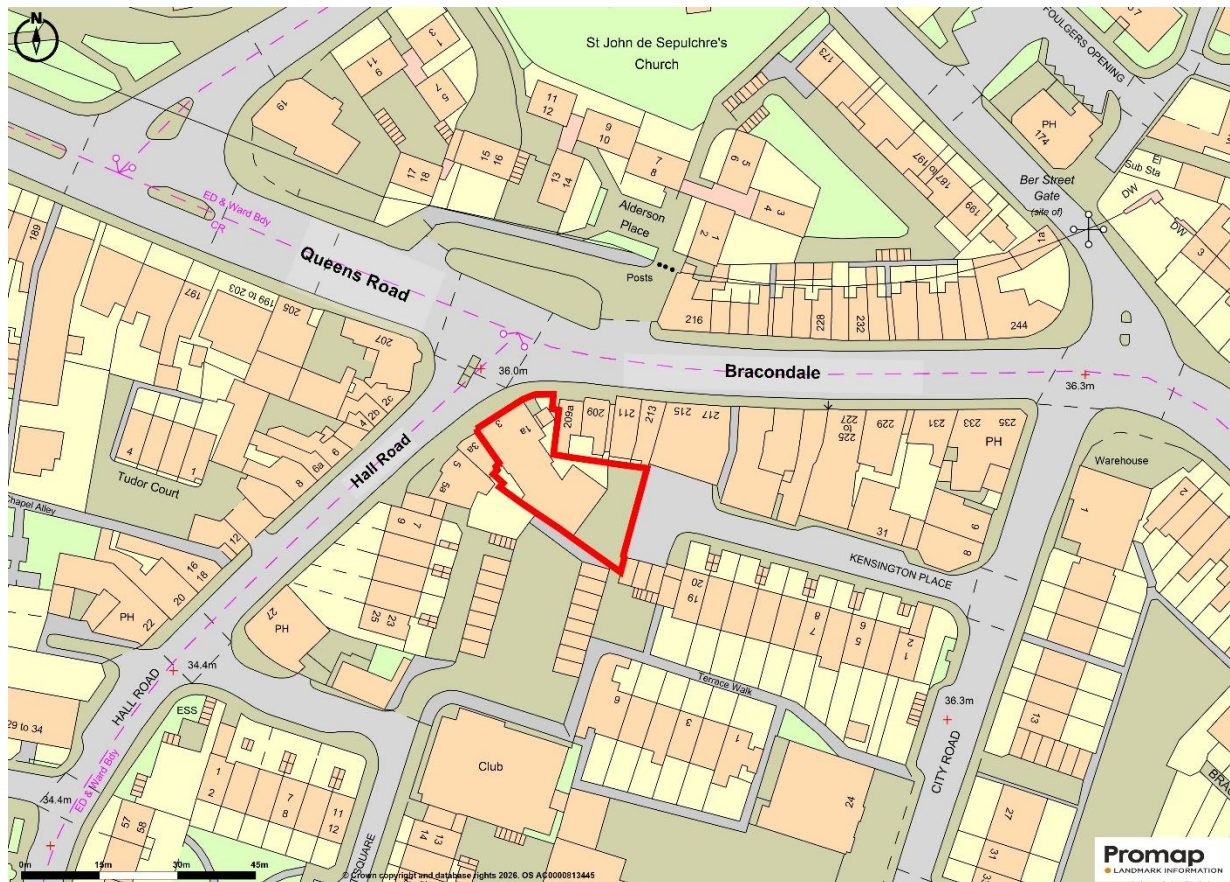
**CONVENIENT ACCESS TO
LOCAL AMENITIES, SHOPS
AND SERVICES**

AVAILABLE MARCH 2026

**FIRST FLOOR FLAT
AVAILABLE VIA SEPARATE
NEGOTIATION**

Ground Floor 1-3 Hall Road, Norwich, Norfolk NR1 3HQ

The property occupies a prominent position at the junction of Hall Road and Queens Road Norwich's busy inner ring road, within walking distance of the city centre. It forms part of an established retail parade with nearby occupiers including Sainsbury's Fuel Station and Bet Fred.



Description

Originally constructed as a bank, the property provides ground floor office/retail accommodation arranged as a series of cellular offices/treatment rooms with associated storage and staff welfare facility to the rear. It has been used as a chiropractors for many years.

There is rear access via Kensington Place, where a self-contained car park for approximately seven vehicles is included within the demise. The property can also be accessed directly from Hall Road.

A first-floor flat may be available by separate negotiation.

Accommodation

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

Description	M ²	Sq Ft
Reception	84.16	906
Office 1	5.66	61
Office 2	14.71	158
Treatment Room	26.00	280
Vault	18.90	203
Store 1	3.07	33
Store 2	4.47	48
Kitchen	21.23	229
Total GIA	178.2	1,918

Terms

The property is available on a new effective, full repairing and insuring lease, for a term to be agreed, at an initial rent of **£18,500** per annum exclusive.

Business Rates

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

Description: Surgery and Premises

Rateable Value: £29,250*

Rates Payable 2026/2027: £11,173.50**

This figure may be subject to appeal

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: **D**

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Guy Gowing

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SUBJECT TO CONTRACT - HRD/njr/120



Reception



Treatment Room



Treatment Room



Reception



Treatment Room



Car Park