



10-12 Bridewell Alley

Norwich

10020

POA

# Full Description

## LOCATION

Black Orange is pleased to present this Grade II Listed commercial premises in Bridewell Alley, an enchanting area in the heart of the Norwich Lanes, which is full of small independent shops and cafes. Just 5 minutes' walk from the Norwich Cathedral and Strangers Hall and close to the famous medieval street of Elm Hill.

## DESCRIPTION

An expansive property spanning three stories the building has large glass fronted windows offering light airy space and enjoys favourable views of the popular Bridewell Museum. The ground floor offers a spacious open-plan area which continues to the first floor. The second floor has further rooms which could be utilised as offices/storage along with a kitchenette and WC. There is also a large basement for further storage.

This property offers a wonderful opportunity for any business.

## ACCOMMODATION

The property comprises of the following Net Internal floor area:

| Description      | sq m         | sq ft        |
|------------------|--------------|--------------|
| Basement         | 22.6         | 244          |
| Ground floor     | 42.8         | 461          |
| First floor      | 30.3         | 327          |
| Second floor     | 29.9         | 322          |
| <b>Total NIA</b> | <b>125.6</b> | <b>1,352</b> |

The property is available as a whole or can be split to occupy just the ground floor and basement (65.4 sq m, 705 sq ft).

## SERVICES

All mains services available.

## TERMS

The property is available as a whole by way of a new effectively full repairing and insuring lease terms to be agreed or alternatively in part by way of a new effectively internal repairing and insuring lease terms to be agreed.

## RATES

The tenant is to be responsible for all business rates and utilities to the property.

## VAT

The Landlord reserves the right to charge VAT.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction. However, the tenant is to provide an undertaking to cover the Landlords abortive legal costs should they withdraw from the transaction.

## SERVICES

All mains services are available.

## EPC RATING

The energy rating for this property is D

## AVAILABLE FROM

Immediately available.

## VIEWINGS

Strictly by appointment.

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