

FREEHOLD FOR SALE WITH VACANT POSSESSION (NO VAT)

**6 ST ANDREWS HILL
NORWICH, NR2 1AD**

FRANCIS
DARRAH
Chartered Surveyors



Francis Darrah Chartered Surveyors
1 Bank Plain, Norwich, NR2 4SF

01603 666630
www.francisdarrah.co.uk

INVESTMENT SUMMARY

- Norwich is an affluent and historic cathedral city and the retailing and administrative centre for East Anglia.
- Norwich has a primary catchment population of 894,000 which is significantly above the PROMIS regional centre average and ranks the city 11th of the PROMIS centres.
- Norwich has over 19,000 students, with University of East Anglia consistently ranked 54 in the QS World University Rankings league table (UEA 10.12.2024).
- Norwich University of the Arts is ranked in the top two creative arts universities in the UK.
- Norwich has been voted top 10 city to live and work in Britain (The Telegraph 9.9.2024).
- Norwich catchment is highly affluent and loyal with an over representation of 'comfortable communities' and 'affluent achievers'.
- Tourism is worth an estimated £750 million every year and supports more than 13,000 jobs.
- The property is currently vacant and available to let.

LOCATION

Norwich is located approximately 43 miles north of Ipswich, 62 miles northeast of Cambridge and 100 miles northeast of London.

Norwich benefits from excellent road communications providing direct access to the A11 which connects it with Cambridge to the southwest and onto Junction 9 of the M11. The A140 provides access to the A14 and Ipswich to the south. The A14 also provides access to the M1 and M6.

Rail communications are provided from Norwich Railway Station with direct services to Ipswich, Cambridge and London Liverpool Street. The quickest journey times are approximately, 1 hour 11 minutes and 1 hour 38 minutes respectively.

Norwich International Airport is located approximately 3.5 miles to the north of the city and London Stansted Airport is located approximately 77 miles to the southwest.

The property is located mid-way on St Andrews Hill at the junction with London Street which links Norwich Cathedral, the traditional business quarter with the heart of Norwich's prime retail. Located adjacent to Bishops Restaurant and Inanna's Festival - both long established tenants in this location, the property is close to London Street, Bridewell Alley and St Andrews Street. Other nearby occupiers include Cinema City (Picturehouse), Bread Source and Bridewell Museum.



ACCOMMODATION

The property provides accommodation on ground, first, second floors and basement. The approximate areas are as follows:-

Ground Floor

Sales 303 sq ft 28.1 sq m

First Floor

Office 454 sq ft 42.1 sq m

Second Floor

Office 434 sq ft 40.3 sq m

Basement

Sales 289 sq ft 26.8 sq m

TENURE

Freehold.

LEASE

The property is vacant.

PLANNING

The property is Grade II listed. List entry number 1291009.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £10,250 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

EPC

The property has an EPC rating of E. Further details are available upon request.

VAT

The property is not elected for VAT. VAT will not be charged on the sale.

PROPOSAL

Offers are invited in the region of **£190,000 (One Hundred and Ninety Thousand Pounds)** + VAT for the freehold of the property.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

CONTACT DETAILS

For more information please contact:-

Francis Darrah Chartered Surveyors

Contact: Carol Cooper

Tel: 01603 666630

Mob: 07900 606 331

Email: carol@fdarrah.co.uk

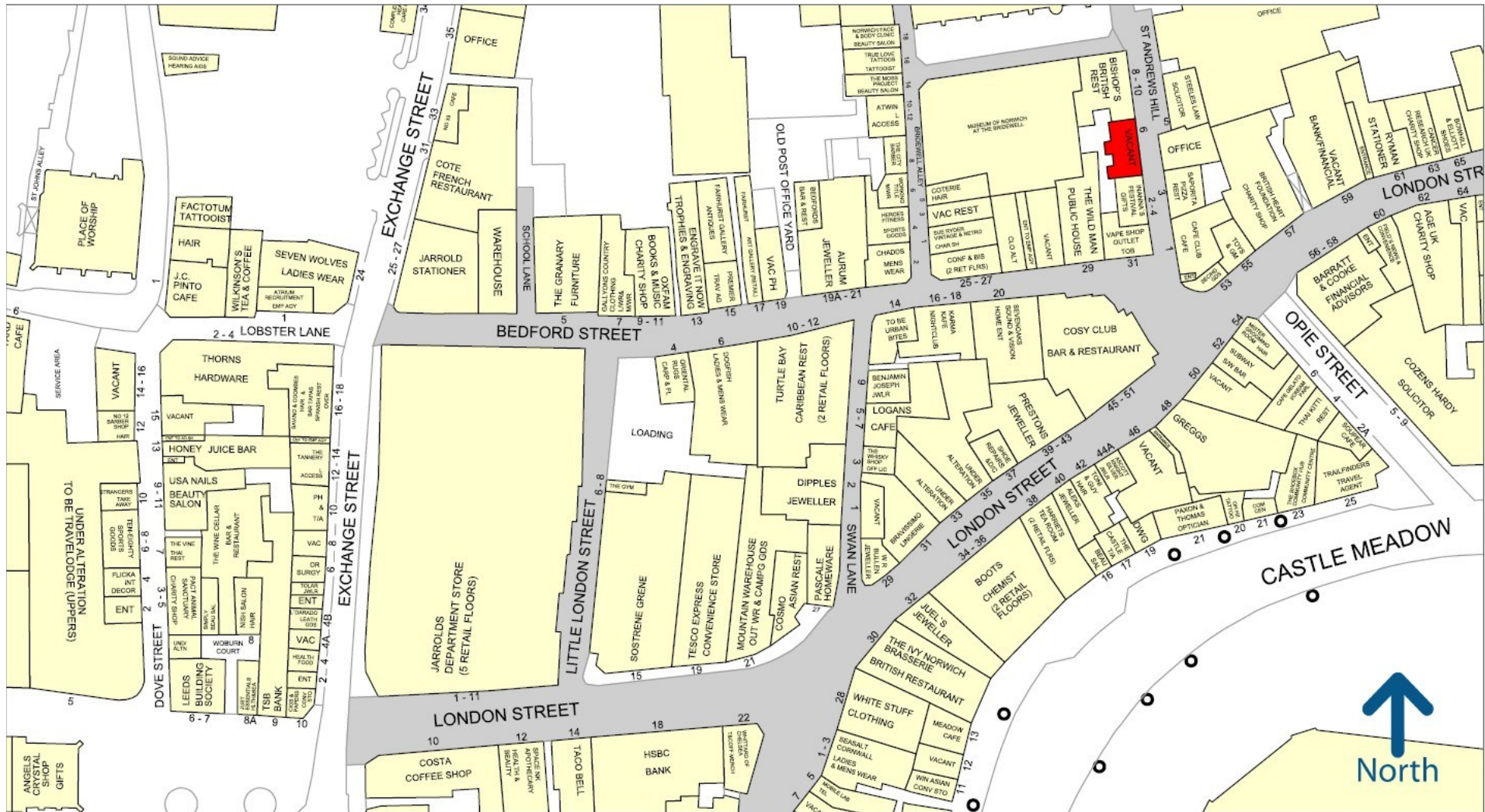
SUBJECT TO CONTRACT

March 2025

ADJACENT PROPERTIES

The adjacent property are owned by the same vendor and can be purchased with the subject property, or can be bought separately at the prices in the schedule. For further information please contact Francis Darrah Chartered Surveyors.

Address	Tenant	Lease	Rent £pax	Asking Price	Accommodation	
31 Bedford Street	Electronic Cigarettes Ltd	5 year lease from 14 June 2020	£20,000	£235,000	Ground Floor First Floor Basement	398 sq ft 326 sq ft 326 sq ft
2-4 St Andrews Hill	Norwich Preservation Trust (NPT) (long leaseholder)	125 years from 4 March 1991 FRI	Peppercorn	POA	Basement Ground Floor First Floor Second Floor	
8-10 St Andrews Hill	Double AA Ltd t/as Bishops	15 years from 28 Sept 2016 IRI TB 27 Sept 2026	£13,750 (RR outstanding from Sept 2021)	£200,000	Ground Floor Ground Floor WC First Floor kitchen Second Floor flat External store	490 sq ft 96 sq ft 465 sq ft 583 sq ft 131 sq ft



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hatfield, Hertfordshire, AL9 5BJ. Tel: 01707 636901 Fax: 01707 636907.

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.