

Norwich | NR3 1SP
St Saviours, Magdalen Street

ROCHE



FORMER CHURCH BUILDING TO LET

2,450 sq ft (227.6 sq m)

01603 619876

www.rochesurveyors.co.uk

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Location

Magdalen Street is a busy thoroughfare linking the city centre with Anglia Square shopping centre and the north of the city. Magdalen Street has a mix of independent retailers, restaurants and offices. The street also benefits from being a major bus route.

Nearby occupiers include **Iceland**, **RSPCA** and **Oxfam** as well as various offices and independent retailers.

Description

The property comprises of the Grade I Listed former St Saviours Church. It benefits from good open space within the nave, as well as a kitchen, wc facilities and small office accommodation. The property was previously used as a theatre and performing arts space and benefits from gas fired central heating throughout.

There is no designated parking, on-street permit parking is available in the vicinity. Magdalen car park is located behind the property.

Accommodation

The property has the following approximate floor areas measured on a Gross Internal Basis:

	sq ft	sq m
Ground Floor	1786	165.9
Offices	112	10.4
First Floor Mezzanine	552	51.3
Total	2450	227.6

Use

The property may offer potential for alternative uses, subject to obtaining the required planning consent. Interested parties should make their own enquiries of the planning department at Norwich City Council.

Terms

The property is available by way of a new lease on internal repairing and insuring terms for a term to be agreed at an initial rent of **£13,500 pax**.

Energy Performance Certificate

The property is a listed building and therefore does not require an EPC.

Rates

The Valuation Office Agency website indicated that the 2017 Rateable Value is **£5,900**. This is not the annual rates payable. Rateable Value is subject to assessment by Norwich City Council.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council (01603 212899) or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable values of less than £12,000.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Norwich Historic Churches Trust

This property is managed by Norwich Historic Churches Trust; a charity responsible for the care and preservation for the public benefit of 18 repurposed medieval churches in Norwich. Particularly, NHCT are keen to receive offers from individuals/organisation which express educational, cultural or community benefit, empathy with the building as a heritage asset and, where appropriate, willingness to invest in the property.

Viewing

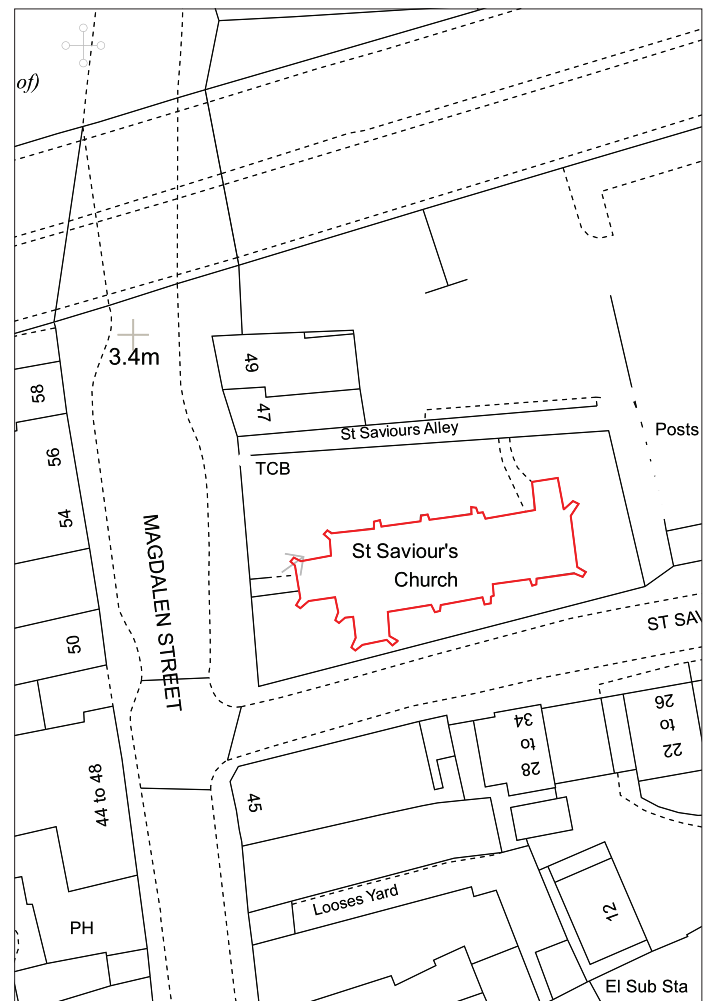
Strictly by appointment through the sole letting agent:

Roche:

Contact: Ben Common

Tel: 01603 756340

Email: ben.common@rochesurveyors.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The code can be found at www.leasingbusinesspremises.co.uk.

IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
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