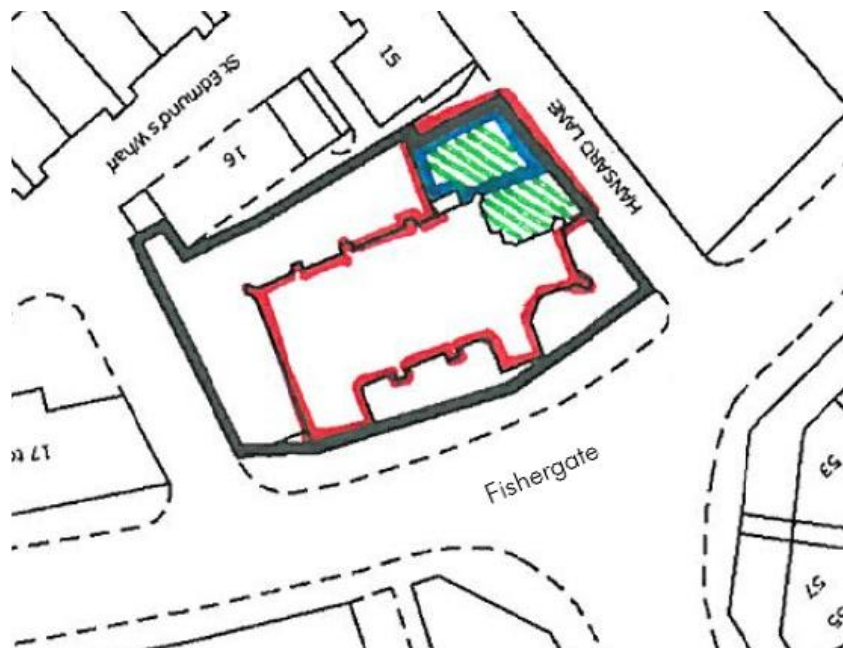


Former Church of St Edmund

Fishergate, Norwich, NR3 1SE



Availability

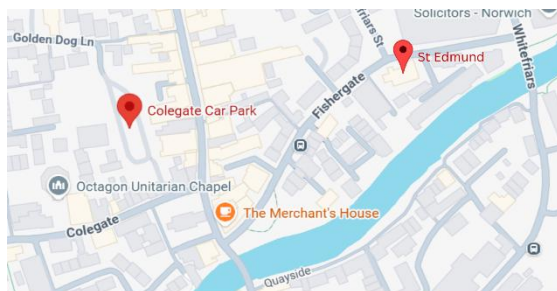
The Former Church of St Edmund is available to let from 1 October 2026.

Location

Fishergate is a relatively quiet thoroughfare, with a mix of residential, medical and industrial buildings. Close by are St Saviours Yard, Magdalen Street, Fye Bridge and Tombland.

The area is easily accessed from the Inner Ring Road, and the busy bus routes along Magdalen Street into the City.

The nearest public parking is Colegate Car Park (pay and display).



Public car parking is just a 5-minute walk away

Description

The property comprises of the Grade I Listed former St Edmunds Church. It benefits from good open space within the nave, with a reception desk area, WC facilities (including accessible toilet and baby-changing), flexible small office accommodation, and storage. On the first floor is domestic-style kitchen and mezzanine seating area, and a large office space. The property has previously been used as a theatre and performing arts space, therapy and community meeting facility. It also a popular venue for ad hoc room hire.

The building benefits from gas fired central heating throughout, and is fully carpeted.

There is a designated parking area to the rear of the building, with space for two cars, along with bike racks.

Use

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

Accommodation

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

	sq ft	sq m
Ground Floor	2221	206.35
First Floor	538	49.98
Total	2759	256.33

Terms

The property is available by way of a new lease on internal repairing and insuring terms for a term to be agreed. NHCT would prefer a long-term lease.

- Rent: Offers over £20,000 pa
- Service Charge: £1,500 pa
- Buildings Insurance recharged annually.

Energy Performance Certificate

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

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 or organisations which express educational, cultural or community benefit, empathy with the building as a heritage asset and willingness to open to the public and, where appropriate, interest in investing in the property.



Viewing

Strictly by appointment through NHCT:

Contact: Michelle Rayner (Tuesday to Thursday)

Tel: 01603 611530

Email: info@norwich-churches.org

Applications

Prospective tenants will be required to complete an application form and provide a business proposal, including a 5-year financial forecast.



Entry to the church is through the main porch, where you are met with a reception area, and WC's to the right.



Behind folding doors to the rear of Reception is a storage area, an office, and a further office/storage space





The large, open Nave and South Aisle offer flexible space. From here you can access the vestry, first floor room, and kitchen/mezzanine



The Vestry would make an ideal office space or meeting room.

This room on the first floor is a large space, offering a range of options for office, meeting or changing rooms



The first floor mezzanine and kitchen offer a space for meeting, gathering and refreshments.



The car park at the rear is accessed via Hansard Lane. The lease provides space for 2-3 cars, plus bike racks, at the rear of the church.

The rear section of the car park is reserved for NHCT staff, whose office is nearby.