



14-16 Lower Goat Lane, Norwich



Three-storey part let mid-terrace commercial building
576.44 m² (6,205 SqFt)

Investment
For Sale

WITHIN THE ATTRACTIVE NORWICH LANES

RARE LARGE STORE

OPEN PLAN SALES AREA

SUITABLE FOR VARIOUS USES (STP)

GROUND FLOOR LET AT £35,000 PER ANNUM

14-16 Lower Goat Lane, Norwich, Norfolk NR2 1EL

Lower Goat Lane is the heart of Norwich's famous Lanes, which is characterised by a wide range of independent traders and links the prime retailing area of Gentleman's Walk and The Market at Pottergate and wider lanes network.

Nearby occupiers include Lisa Angel, Elements Clothing, Bidy's Tea Rooms, Grosvenor Fish Bar and Salvation Army.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The property comprises a three-storey traditional mid-terrace commercial building.

The ground floor provides an open-plan retail space with rear storage, staff areas and rear loading from Upper Goat Lane.

The first and second floors, accessed from their own doorway onto Lower Goat Lane have, most recently, been utilised as a restaurant providing separate first floor WCs, various seating areas, a commercial kitchen and a bar.

Accommodation

Our records confirm the following approximate net internal floor areas:

Description	m ²	Sq Ft
Ground Floor	260.50	2,804
First Floor	215.17	2,316
Second Floor	100.8	1,085
Total NIA	576.47	6,205

Terms

The freehold interest in the property is available for sale at **£675,000 exclusive**.

Tenure

Ground Floor

Tenant: The Games Tables Ltd

Term: 10 Years from 22nd January 2020

Rent: £35,000 per annum

Break and Rent Review: 22nd January 2025

Repairs: Effective FRI

First and Second

Vacant

Estimated rental value: £21,500 per annum.

Business Rates

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

Ground Floor

Description: Shop Café and Premises

Rateable Value: £37,500

Rates Payable 2023/2024: £18,712.5

First Floor

Description: Restaurant and Premises

Rateable Value: £22,000

Rates Payable 2023/2024: £10,978

Legal Costs

Each party to bear their own costs.

EPC

The property has an EPC rating of:

Ground Floor - C

First and Second Floor - D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

Guy Gowing

guy.gowing@arnoldskeys.com

DDi: 01603 216804

SUBJECT TO CONTRACT - HRD/njr/120

