

£1,800 Per
Per Calendar Month



92-94 Upper St. Giles Street Norwich, NR2 1LT

- 2,455 sq ft (228.1 sq m)
- Excellent city centre location
- Huge potential
- Flexible lease terms
- Available now
- Perfect for Wine cellar or Shooting range, and other uses STP

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COMMERCIAL



Location

The property is located on Upper St. Giles Street, Norwich in the heart of the City and accessed via a pathway to the side of a block of flats on the South side of the street. Upper St. Giles is a quiet but vibrant location with art galleries, coffee shops and restaurants making it a desirable location.

Summary

An extensive lower ground floor, cellar area formerly used by Eaton Rifle Club with approximately 2,455 sq ft (228.1 sq m) of space. The entrance is accessed on ground floor level (with WC facilities) with steps down to the main area comprising of three principal areas, all of varying height (main section 2.7m) and with store rooms. The main cellar area has an uninterrupted length of approximately 27 metres. Flexible terms available. Varying uses all SUBJECT TO PLANNING.

Please note that due to lease conditions, no speakers are allowed to be used in the property.

Rates

Current rateable value (1 April 2023 to present)

£720

Current rates payable - £359.28 per year

You may also qualify for business rates relief

History

Thomas and Robert Suffield used 94 Upper St Giles Street in partnership with John Barwell for their wine business, and built large cellars under the garden.

It is thought to be the oldest wine cellar in East Anglia.



Lease

Flexible on 1-5+ year lease

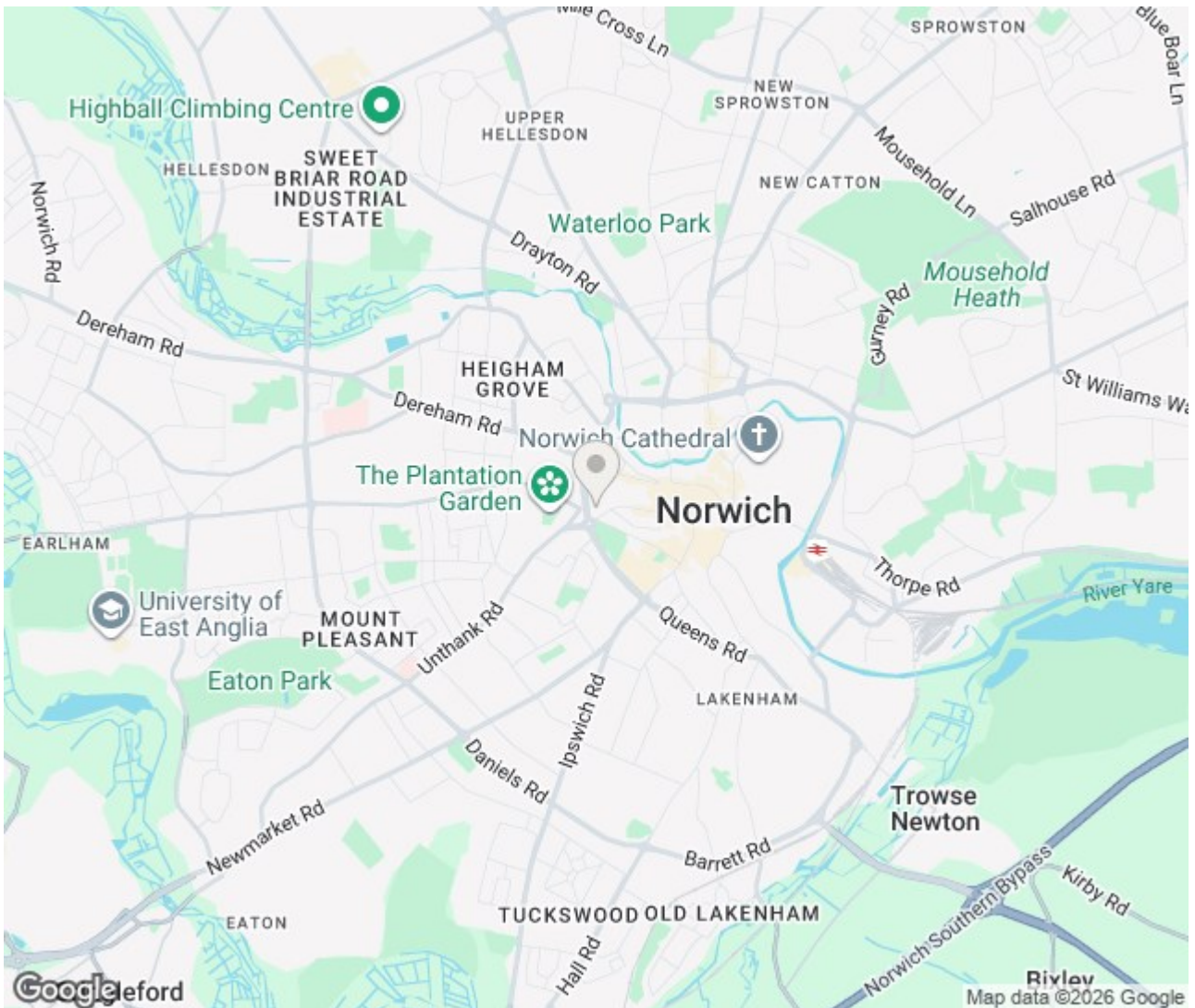
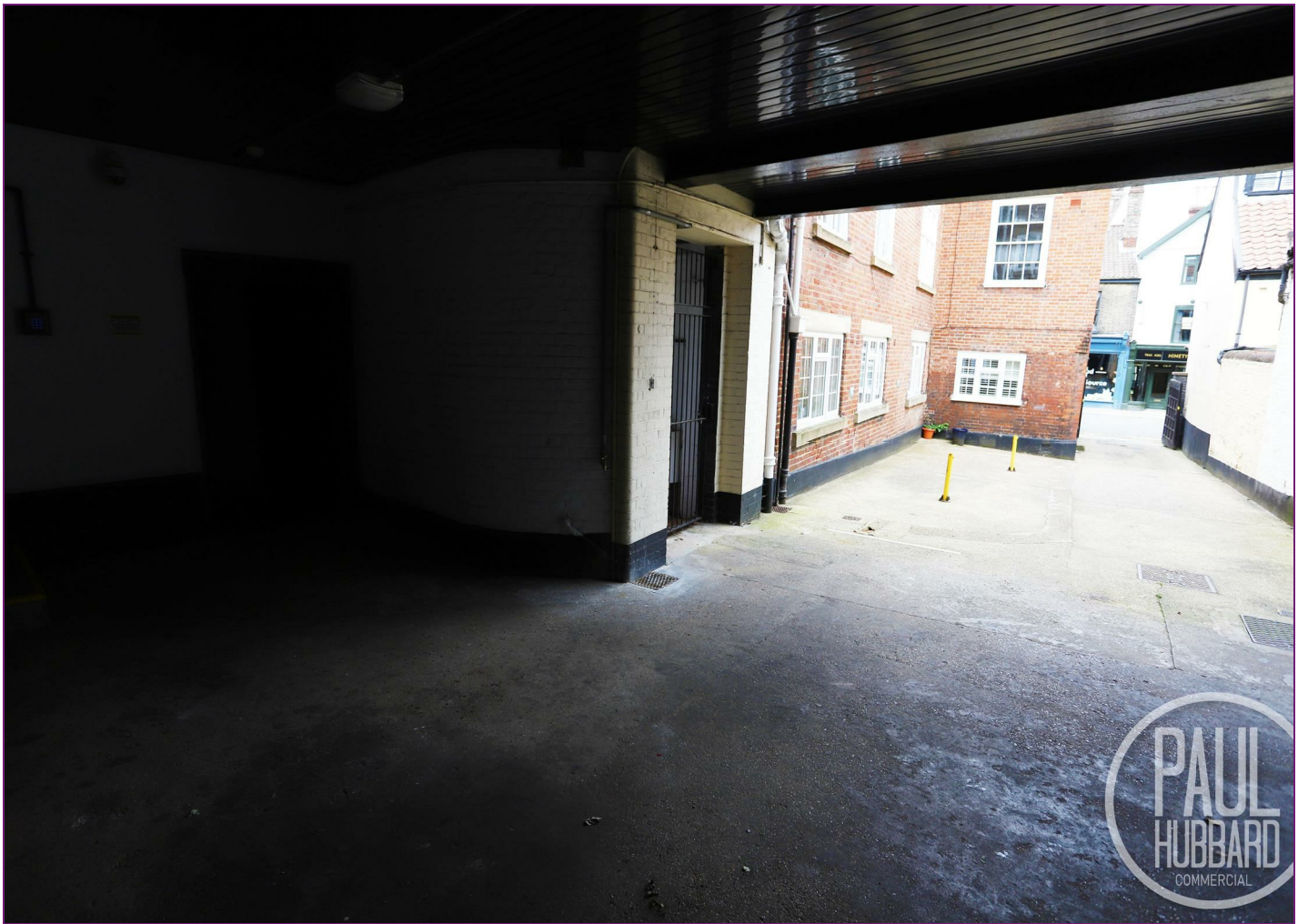
Some rent free negotiable if improvement works to be done by new tenant.

Uses

Perfect to run a wine investment business, gun club or a variety of other businesses, subject to approval from the landlord and council. Unlikely to be suitable as a retail premises with heavy footfall due to the residential nature of the building.

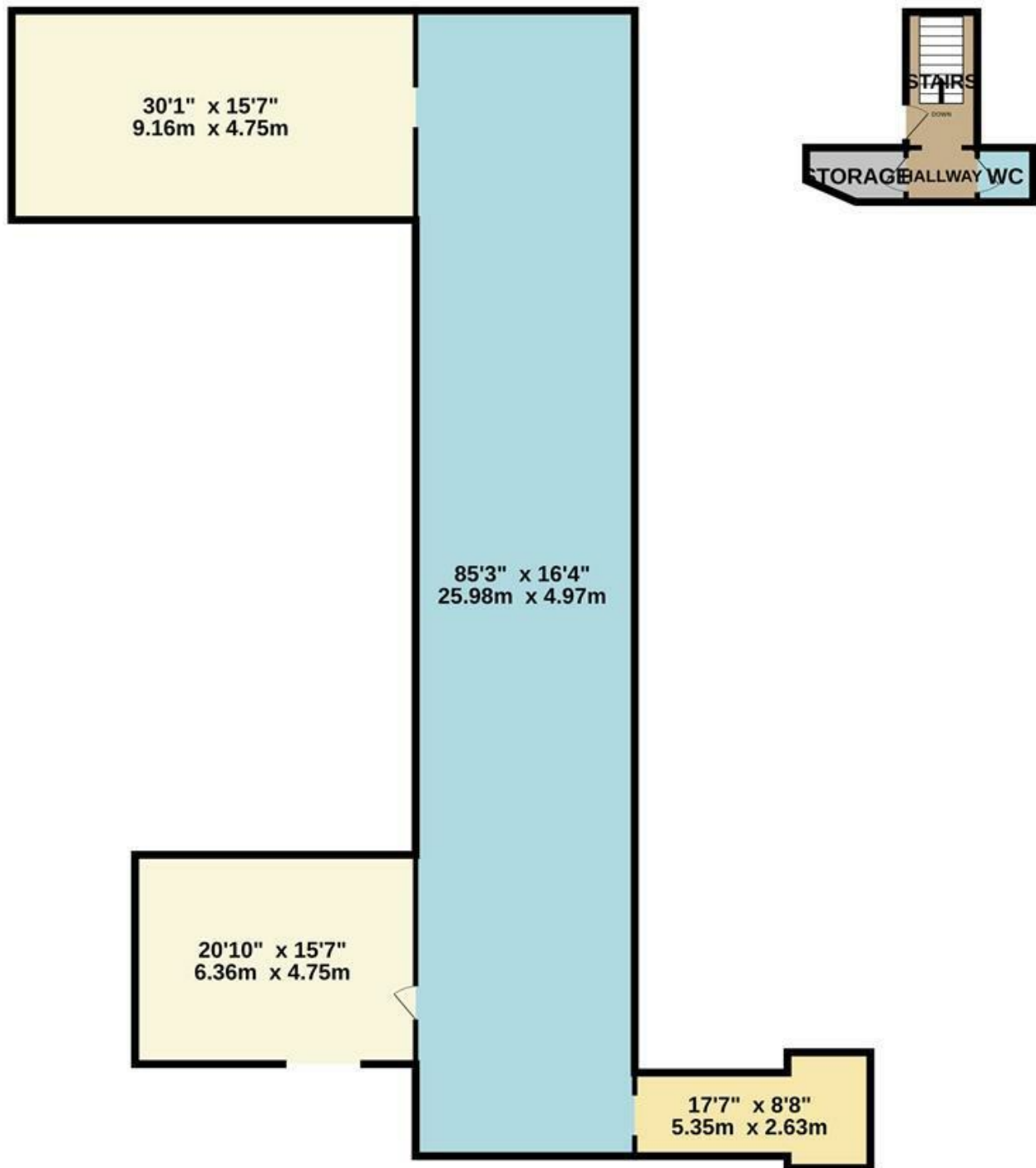






BASEMENT
2307 sq.ft. (214.3 sq.m.) approx.

GROUND FLOOR
119 sq.ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA : 2426 sq.ft. (225.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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