



14-16 Lower Goat Lane, Norwich

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

Retail

For Sale

WITHIN THE ATTRACTIVE
NORWICH LANES

RARE LARGE STORE

OPEN PLAN SALES AREA

SUITABLE FOR VARIOUS
USES (STP)

VACANT POSSESSION

GRADE II LISTED

FREEHOLD

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, Biddy's Tea Rooms, Grosvenor Fish Bar and Salvation Army.

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 form 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	m²	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**.

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 2024/2025: £18,712.5

First Floor

Description: Restaurant and Premises

Rateable Value: £22,000

Rates Payable 2024/2025: £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:

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SUBJECT TO CONTRACT - HRD/njr/120

