

**Lot 31, 19 Bedford Street and 19a -21 Bedford Street and 1 Old Post Office Yard, Norwich,
Norfolk NR2 1SL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Attractive Freehold Leisure Investment

www.acuitus.co.uk

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Property Information

Attractive Freehold Leisure Investment

- Comprises two retail units, self contained offices and former Bar/Nightclub
- Retail Units let until 2034 (Subject to option)
- Active Management Potential
- Potential residential conversion of offices (subject to consents)
- Situated in heart of the historic city centre 100 m from Norwich Castle
- Neighbouring occupiers include Jarrolds Department Store, Sevenoaks Sound & Vision and Premier Travel.

Lot

31

Auction

30th October 2025

Rent

£44,450 per Annum Exclusive
Plus vacant upper floors and former bar

Sector

Leisure, Development, Mixed Use

Status

Available

On Behalf of Norwich City Council

Auction Venue

Live Streamed Auction

Location

Miles 45 miles north of Ipswich, 61 miles north-east of Cambridge
Roads A11, A47, A140, A146
Rail Norwich Railway Station
Air Norwich Airport

Situation

Norwich is a highly attractive and historic Cathedral City and the county town of Norfolk, with a population of 143,900 (ONS). With Norwich Castle and Norwich Cathedral attracting an additional Tourist Population. The City of Norwich also benefits from some 1,700 University of East Anglia Students.

The property is situated on the north side of Bedford Street close to its junction with Swan Lane which connects to London Street. Norwich Castle is 100m to the south east and Norwich Market is approximately 100m to the south west. Neighbouring occupiers include Jarrolds Department Store, Sevenoaks Sound & Vision and Premier Travel.

Tenure

Freehold.

Description

The property is a substantial Grade II* listed building comprising two retail units with self contained offices above and an attractive self contained building in Post Office Yard with former leisure/bar accommodation at the ground and first floor and in the highly attractive basement, which is listed as a scheduled monument.

The self contained building and offices maybe suitable alternative uses including potential residential conversion, subject to consents.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

| Address | Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review (Reversion) |
|-------------------------------------|-----------------------------|---|----------------------------|-----------------------------|--|---------------------------------|---|--|
| 19 Bedford Street and Yard | Ground Basement First | Retail Ancillary Retail/Ancillary | 62.89 24.47 20.50 | (676) (263) (220) | DICK'S RESTAURANT LIMITED (CRN: 14733065) t/a Dick's Bar | 9 years from October 2025 (2) | £22,450 | 30/03/2028 11/03/2034 (12/03/2034) |
| 19A-21 Bedford Street | Ground | Retail | 128.60 | (1,384) | NORFOLK JEWELLERY SERVICE LIMITED (CRN: 01295844) | 10 years from 01/02/2024 (1) | £22,000 | 01/02/2029 (31/01/2034) |
| 19A-21 Bedford Street | First Second | Office Office | 143.33 51.90 | (1,542) (558) | VACANT POSSESSION | | | |
| 1 Old Post Office Yard | Basement Ground First | Bar/Ancillary | | | VACANT POSSESSION | | | |
| Total Approximate Floor Area | | | 431.69 | (4,643) | | | £44,450 with offices and leisure/bar to be let | |

(1) The lease provides for a tenant option to determine the lease on the 5th anniversary of the term, subject to serving 12 months prior written notice.

(2) As to 19 Bedford Street and the Rear Yard, the tenant is currently occupying the property under a lease of 19 Bedford Street for a term of 5 years from 30th March 2023 until 29th March 2028 at rent reserved of £17,250pax and a Tenancy at Will of the rear yard at a rent of £5,200pax. The lease and Tenancy at Will are being surrendered and a new lease covering both demises as detailed in the schedule above has been agreed, but not yet documented. It is anticipated that the lease will be documented prior to the auction.

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2024