

Lot 23, 2 Upper King Street, Norwich, Norfolk NR3 1HA

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)

On Behalf
of



NORWICH
City Council



Lot 23, 2 Upper King Street, Norwich, Norfolk NR3 1HA

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Property Information

Freehold City Centre Leisure Investment

- Attractive and Prominent Bar/Restaurant
- Includes a self contained flat
- Entirely let to Norwich Lease Co Ltd t/a Mr Postles Apothecary
- Renewed 5 year lease until September 2030
- Central Location within Norwich's Historic Core close to Norwich Castle
- Highly visible corner at junction of Upper King Street and Queen Street
- Total Approximate Floor Area of 557.41 sq m (6,000 sq ft)
- Includes established leisure districts with Zizzi, Brew Dog, Giggling Squid, The Ivy and Be At One

Lot

23

Auction

30th October 2025

Rent

£70,000 per Annum Exclusive

Status

Available

Sector

Leisure

Auction Venue

Live Streamed Auction

On Behalf of Norwich City Council

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 in the heart of the City's historic core and prime leisure pitch at the junction of Upper King Street and Queen Street. Neighbouring occupiers include Zizzi, Brew Dog, Giggling Squid, The Ivy and Be At One.

Tenure

Freehold.

EPC

Band C

Description

The property comprises attractive bar/restaurant accommodation on the ground floor with ancillary accommodation in the basement and first floors, together with a self contained residential flat on the second floor.

The property may be suitable for longer term residential conversion of the upper floors, subject to consents. The property does not appear as listed on the Historic England Website and is not listed as an Asset of Community Value.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Bar/Restaurant	254.02	2,734	NORWICH LEASE CO LTD t/a Mr Postles' Apothecary (CRN: 11374486)	5 years from 12/08/2025	£70,000	11/08/2030
Basement	Ancillary	42.44	457				
First	Ancillary	175.04	1,884				
Second	Residential flat	167.84	1,804				
Total Approximate Floor Area		639.34	(6,882)			£70,000	

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Feasibility study of residential conversion of upper floors

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2024