Norfolk NR3 1HA

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





Freehold City Centre Leisure Investment

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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	Auctior

23 30th October 2025

Rent Status

£70,000 per Annum Exclusive Available

Sector Auction Venue

Leisure 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 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, Gigqling 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 Basement First Second	Bar/Restaurant Ancillary Ancillary Residential flat	254.02 42.44 175.04 167.84	· · · · · · · · · · · · · · · · · · ·	NORWICH LEASE CO LTD t/a Mr Postles' Apothecary (CRN: 11374486)	5 years from 12/08/2025	£70,000	11/08/2030
Total Approximate Floor Area		639.34	(6,882)			£70,000	

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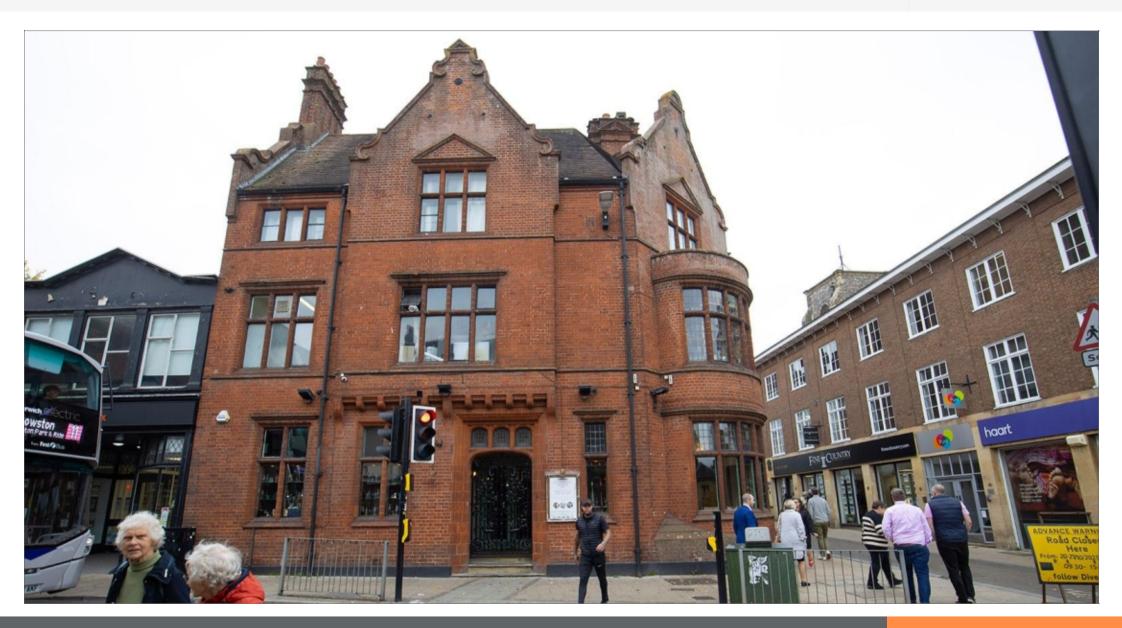
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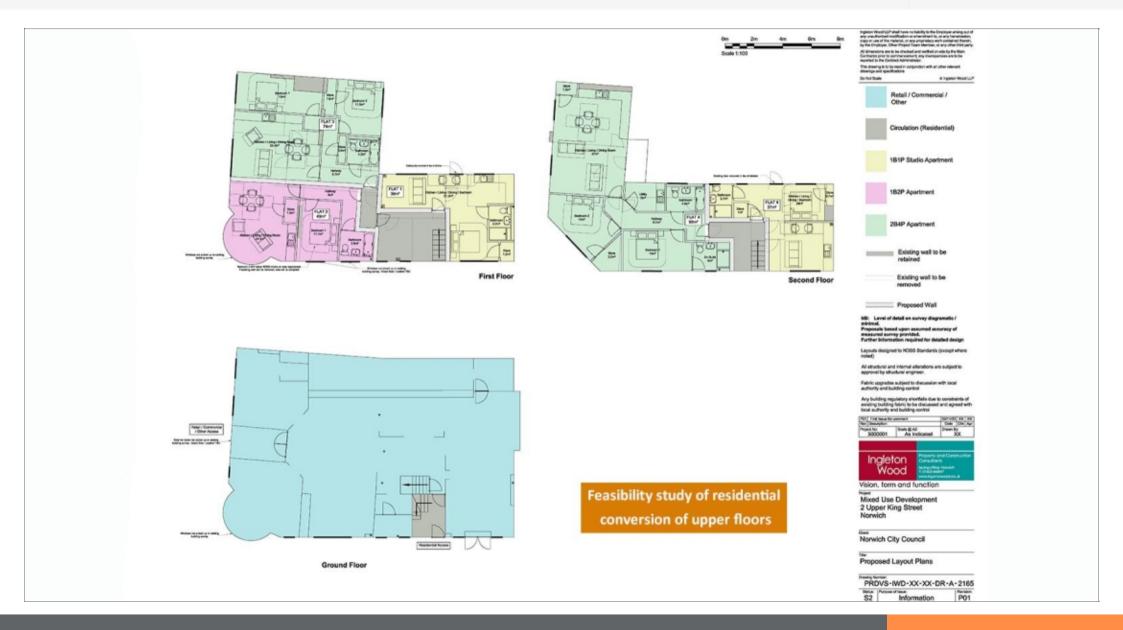
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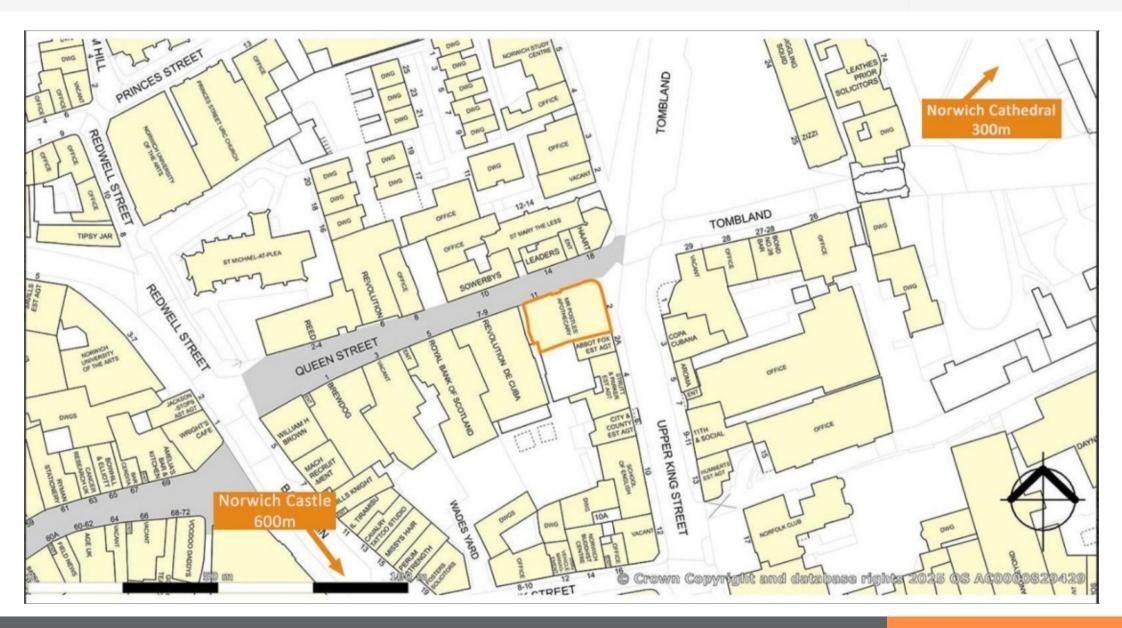
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Contacts

Acuitus

John Mehtab +44 (0)20 7034 4855 +44 (0)7899 060 519 john.mehtab@acuitus.co.uk

Archie Martine +44 (0)20 7034 4854 +44 (0)7377 803 408 archie.martine@acuitus.co.uk Seller's Solicitors

NP Law

Donna Gotterson

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donna.gotterson@norfolk.gov.uk

Joseph Heavey

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joseph.heavey@norfolk.gov.uk

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