

**Lot 15, 22-24 Ber Street, Norwich,**  
**Norfolk NR1 3EJ**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)

On Behalf  
of



**NORWICH**  
City Council



Prominent Freehold City Centre Ground Rent Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)



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## Property Information

### Prominent Freehold City Centre Ground Rent Investment

- Comprises a Substantial Retail Building
- Approximately 1,023.50 sq m (11,017 sq ft)
- Approximate Site Area of 0.07 ha (0.18 acre)
- Long term residential development potential (subject to consents)
- Valuable Reversion in 33 years
- Situated in a prominent position on Ber Street, close to Norwich City Centre and John Lewis

#### Lot

15

#### Auction

11th December 2025

#### Rent

£200 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail, Ground Rent

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

45 miles north of Ipswich, 61 miles northeast of Cambridge

#### Roads

A11, A47, A140, A146

#### Rail

Norwich Railway Station

#### Air

Norwich Airport

### Situation

Norwich is a highly attractive and historic Cathedral City in 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 17,500 University of East Anglia Students.

The property occupies a prominent position on the east side of Ber Street directly opposite John Lewis department store, close to its junction with All Saints Green, Westlegate and Golden Ball Street. Nearby occupiers include John Lewis Department Store, Whistles, VUE cinema, Starbucks and Claires.

### Tenure

Freehold.

### EPC

The EPC will be available to view online in the solicitor's legal pack.

### Description

The property comprises a broadly rectangular and level site of approximately 874.59 sq yards (0.07 ha / 0.18 acre) upon which is a substantial building with Retail accommodation on the ground floor and ancillary accommodation on the first floor. The property benefits from a frontage of some 16m (52 ft) and may benefit from longer term residential redevelopment potential, subject to consents.

### VAT

VAT is not applicable to this lot.

### Note

The Special Conditions of Sale provide to the Buyer to pay sums in addition to the purchase price. Please see legal pack.

#### DISCLAIMER

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	478.20 545.30	(5,147) (5,870)	METROPOLITAN PROPERTIES (INVESTMENT) LIMITED (CRN: 03389544)	99 years from 23/07/1959 until 22/07/2058. 33 years unexpired.	£200	22/07/2058 33 years unexpired.
Total approximate floor area		1,023.50	(11,017) (1)			£200	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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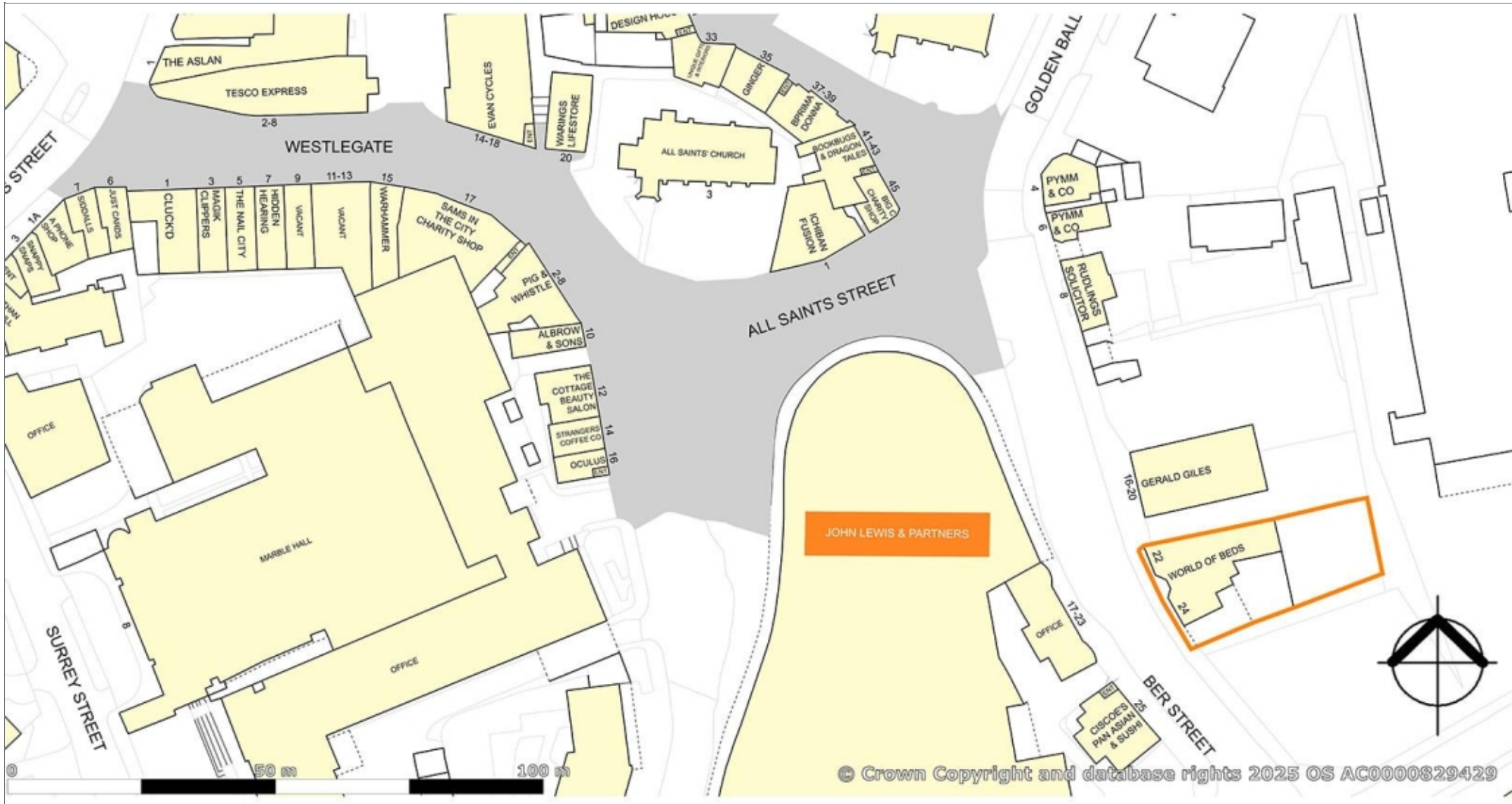
[www.acuitus.co.uk](http://www.acuitus.co.uk)



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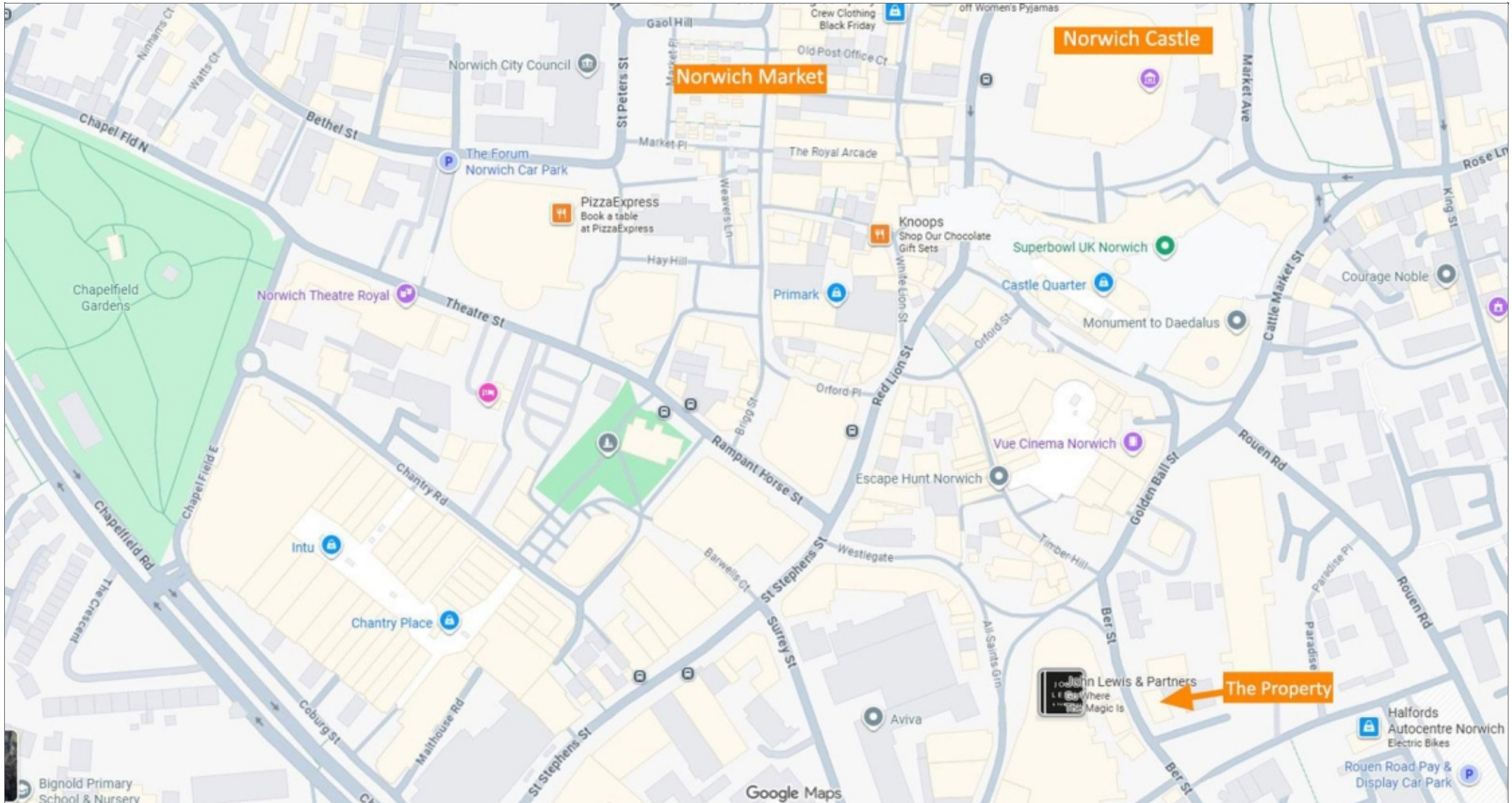
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## Contacts

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### Seller's Solicitors

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