

36 Exchange Street, Norwich,
Norfolk NR2 1AX

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Highly Reversionary City Centre Ground Rent Investment

www.acuitus.co.uk

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Property Information

Highly Reversionary City Centre Ground Rent Investment		Location	Description
- Comprises of an attractive Commercial unit and 2 bed flat - Approx. 200.66 sq m (2,160 sq ft) - Valuable reversion in 26 years - Commercial unit underlet at £32,500 pax.(2). - Situated in the heart of Norwich City Centre close to Norwich Market and London Street - City Centre Retail occupiers include The White Company, Whistles, The Ivy, Space NK and Hotel Chocolat		Miles 45 miles north of Ipswich, 61 miles northeast of Cambridge Roads A11, A47, A140, A146 Rail Norwich Railway Station Air Norwich Airport	The property is an attractive period building comprising of a retail accommodation on the ground floor with ancillary accommodation in the basement and first floor, and a self contained flat on the second floor. The property benefits from being located on the busy pedestrian route leading from St Andrews Car Park, one of Norwich's major city centre car parks which provides 1,084 parking spaces, to Norwich Market.
Lot	Auction	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 west side of Exchange Street close to its junction with St Andrews Car Park. The property benefits from being approximately 150m north of Norwich Market Place and Gentleman's Walk. Nearby occupiers include The White Company, Whistles, Space NK, The Ivy and Hotel Chocolat.	VAT
	Status		VAT is not applicable to this lot.
Sector	Auction Venue		Note
Retail, High Street Retail	Live Streamed Auction		The Special Conditions of Sale provide to the Buyer to pay sums in addition to the purchase price. Please see legal pack.
On Behalf of Norwich City Council		Tenure	
		Freehold.	
		EPC	
		Commercial Unit - Band D. Maisonette - See Legal Pack.	

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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
Basement	Ancillary	44.12	(475)	CHUBB & CHUBB (2)	500 years from 10/04/1551 until 2051. 26 years unexpired.	Peppercorn	08/04/2051 26 years unexpired.
Ground	Retail	46.52	(501)				
First	Ancillary	46.02	(495)				
Second	Residential - 2 Bed flat	64.00	(689)				
Total approximate floor area		200.66	(2,160)(1)			Peppercorn(2)	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) The commercial unit has been sublet for a current rent reserved of £32,500 per annum exclusive and the flat has been sublet. The Seller is not aware of the sub rent for the flat.

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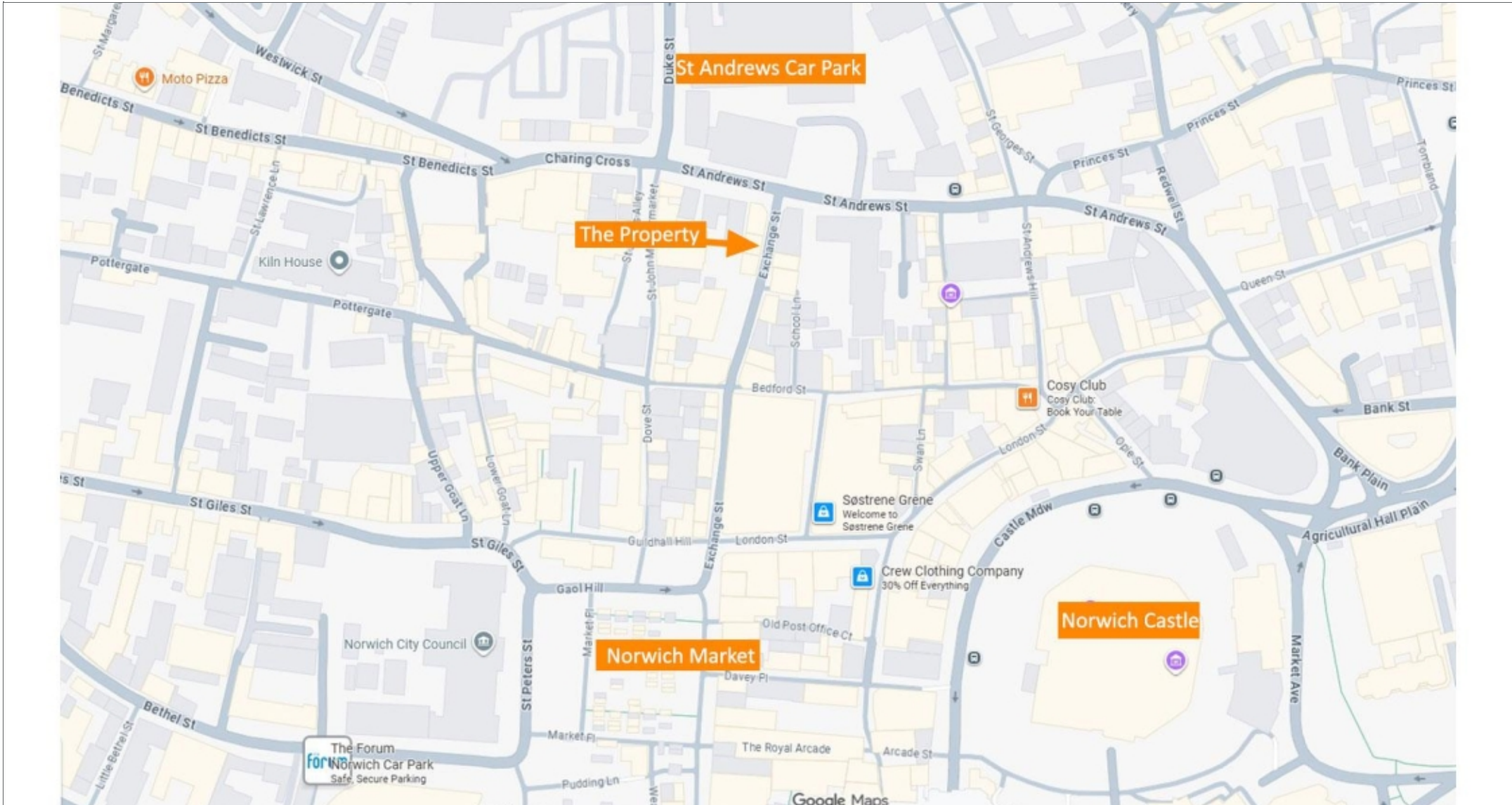
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