

Lot 20, 36 Exchange Street, Norwich, Norfolk NR2 1AX

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



On Behalf
of  **NORWICH**
City Council

Highly Reversionary City Centre Ground Rent Investment

www.acuitus.co.uk

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Property Information

Highly Reversionary City Centre Ground Rent Investment

- Comprises of an attractive Commercial unit and 2 bed flat
- Approx. 200.66 sq m (2,160 sq ft)
- Valuable reversion in approximately 25 years
- 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

Lot

20

Auction

11th December 2025

Status

Available

Sector

Ground Rent

Auction Venue

Live Streamed Auction

On Behalf of Norwich City Council

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 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.

Tenure

Freehold.

EPC

Commercial Unit - Band D. Maisonette - See Legal Pack.

Description

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.

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

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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 29/09/1550 until 2050. Approx. 25 years unexpired.	Peppercorn	28/09/2050 Approx. 25 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).

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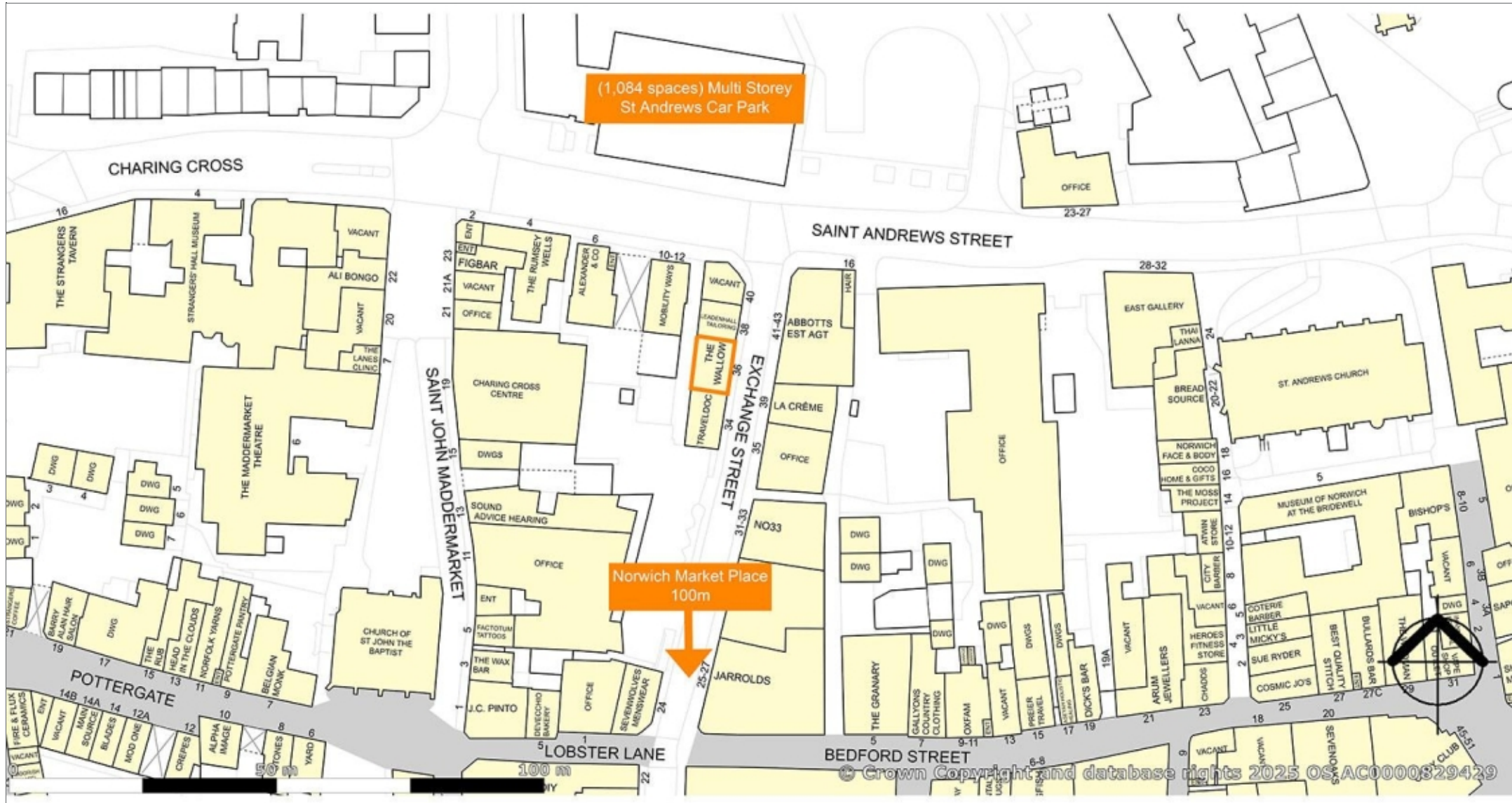
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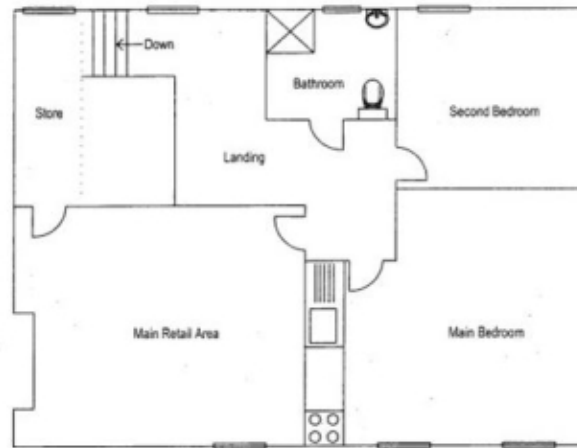
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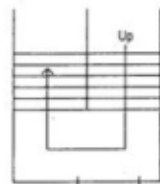
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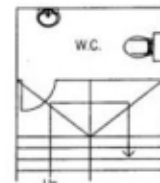
NOTES:
1. This plan is not to scale.
2. All dimensions are to be checked by the general contractor on site and any discrepancies should be noted.
3. All dimensions are to be taken between internal walls.



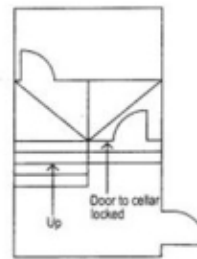
Second Floor



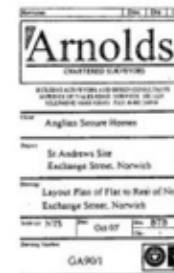
First Floor Landing



1 1/2 Landing



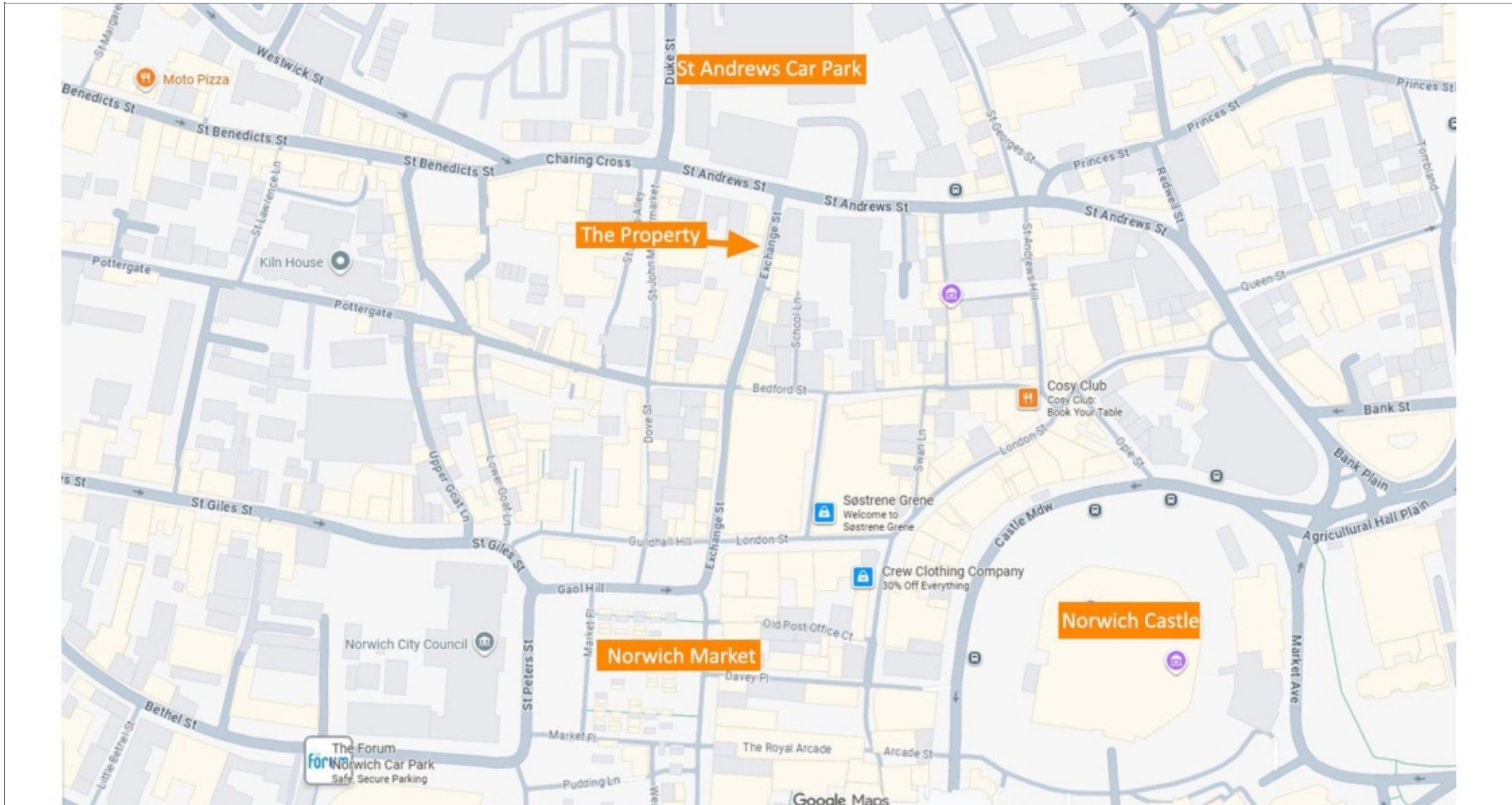
Entrance Lobby
Half Landing



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2024