



Unit 2, Woburn Court, Norwich
£1,150 per calendar month

BELTON DUFFEY

UNIT 2, WOBURN COURT, 8 GUILDHALL HILL, NORWICH, NORFOLK, NR2 1JG

Commercial premises (approx. 900 sq ft) suitable for beauty/aesthetics, salon, retail, fashion or business, in a Grade II listed building opposite the Guildhall.

Unit 2, Woburn Court comprises a commercial premises (approx. 900 sq.ft) which is suitable for a variety of uses (STPP) located in a Grade II listed building opposite the Norwich Market and The Guildhall.

The unit has 6 rooms, cloakroom, large inner hallway, kitchen, shower room and has sash windows.

The property is situated in the city centre within the popular Woburn Court, opposite the Norwich Market and The Guildhall. The property is approximately a 3 minute walk from the Norwich Castle, Museum, Art Gallery and just is a short walk from St Giles car park, the Norwich lanes, The Wine Cellar and Jarrold Department Store, which offers both retail concessions and restaurant/café facilities. The area is mixed use with a combination of retail, leisure and offices

SITUATION

Norwich is a medieval city with a population of approximately 143,135 and a wider built-up area having a population of approximately 213,166. A retail catchment of approximately 1.1 million and is home to a number of major occupiers including Aviva, Archant, and Briar Chemicals. The Norfolk Broads, coastline, countryside and historic towns are all within motoring distance. The Norwich Cathedral is a Romanesque building with ornate cloisters and two imposing gates, St. Ethelbert's and Erpingham, lead to the Tombland area, once a Saxon marketplace. Nearby, the Museum of Norwich at the Bridewell traces local history, including a re-created old pharmacy and exhibits on the textile industry.

COMMUNAL ENTRANCE HALL

Giving access to further lobby areas.

ENTRANCE

2.98m x 1.01m (9' 9" x 3' 4") 3 double built in cupboards with lockers over.

HALLWAY/RECEPTION AREA

8.65m maximum narrowing to 5.82m x 2.34m (28' 5" max x 7' 8") Storage cupboards.

SIDE HALL

CLOAKROOM

Low level WC, wash hand basin and sash window to side.

STORE AREA

1.80m x 1.40m (5' 11" x 4' 7") Radiator, ceramic tiled floor and sash window.

SHOWER ROOM

1.87m x 1.79m (6' 2" x 5' 10") Ceramic tiled floor.

KITCHEN

3.95m x 3.76m (13' x 12' 4") L-shaped worktop with 2 sink units with chrome mixer tap, breakfast bar, radiator and ceramic tiled floor.





ROOM 1

2.93m x 2.74m (9' 7" x 9') Air conditioning unit

ROOM 2

3.63m x 2.91m (11' 11" x 9' 7") Twin aspect sash windows and radiator.

ROOM 3

2.65m x 2.57m (8' 8" x 8' 5") Radiator, sash window to rear.

ROOM 4

2.58m x 2.69m (8' 6" x 8' 10") Radiator and sash window to rear.

ROOM 5

3.05m x 1.88m (10' x 6' 2") Air conditioning unit.

ROOM 6

2.98m x 1.88m (9' 9" x 6' 2") Radiator, sash window to side.



CHANGING AREA/STORE

1.22m x 0.92m (4' x 3')

DIRECTIONS

From Jarrolds on foot, proceed up Guildhall Hill and before you reach Tesco's, opposite the Taxi rank and the Market you will see Woburn Court Arch and The Wine Cellar A board. Proceed through the arch and the property will be found ahead of you.

OTHER INFORMATION

Norwich City Council, St Peters St, Norwich NR2 1NH. (Tel: 0344 980 3333) It is recommended that interested parties check direct with the Norwich City Council as business rates will vary per space and small business rates may apply.

EPC RATING - N/A

Gas radiator heating.

SERVICE CHARGE - TBC.

To cover the cleaning, heating and electricity of the communal areas, rooms, insurance and exterior maintenance.

Terms - To be let on a new lease.

Electricity and water costs to the unit are the responsibility of the incoming tenant.

PLEASE NOTE: All rents and service charges are plus VAT.

VIEWING

Strictly by appointment with the agent.



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

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