



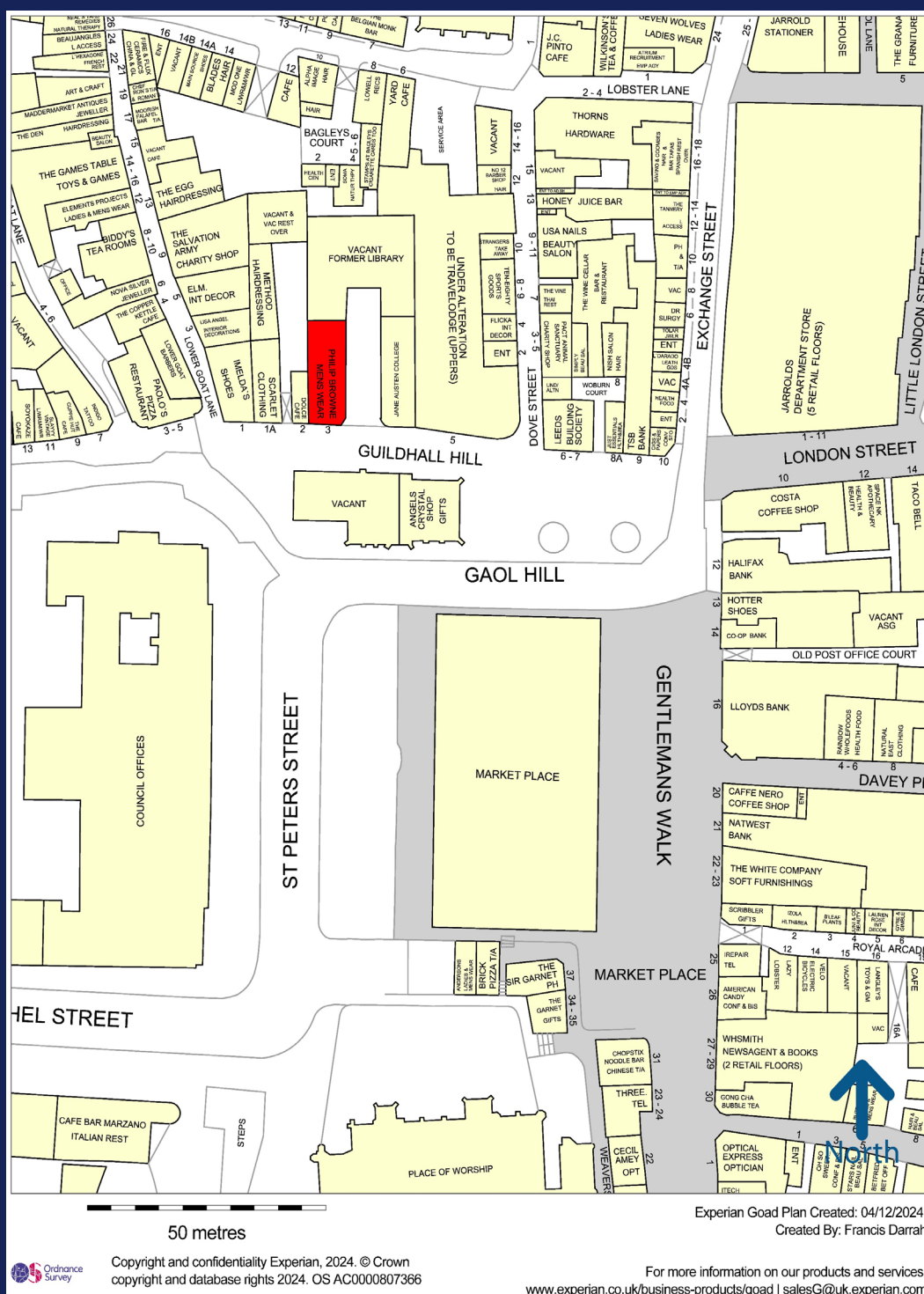
**1 LABOUR IN VAIN YARD, NORWICH, NR2 1JD**

**TO LET | OFFICES  
1,442 SQ FT (134 SQ M)**

- Second floor offices
- Open plan
- Immediately available

## LOCATION

Guildhall Hill forms part of the pedestrianised shopping linking Gentleman's Walk and the area known as 'Norwich Lanes'. There are many independent retailers nearby including Scarlet boutique, Imelda's, Lisa Angel and Jarrolds voted best independent department store at Drapers Awards 2024 and is widely regarded as the flagship department store in Norwich.





## SUMMARY

### Accommodation

Situated on a prominent corner close to premium retailers/restaurants, in the heart of Norwich City centre, this grade II listed property offers an open plan office suite with views over City Hall and the market.

The office is accessed via Labour in Vain Yard. Within the office, there is an enclosed kitchen to the rear. Within the communal parts is access to the WCs.

The office has the following specification:

- Air Conditioning
- Heating by way of electric night storage heaters
- Textured ceiling with LED panel lighting
- Solid, carpeted flooring

The floor has a step level change at the entrance.

The net internal area is **1,442 sq ft (134 sq m)**.

The retail unit below, 3 Guildhall Hill is available in addition to this second-floor space.

The retail area is over basement, ground and first floors and provides a total area of 3,477 sq ft.

Further details upon request.

### Additional information

#### Listing

The property is Grade II listed, the entry number is 1372794.

### Terms

The property is offered by way of a new effectively full repairing and insuring lease for a length of term to be agreed.

Rent on application.

### Rateable Value

According to the Valuation Office Agency website, the unit has an RV of £12,500.

If this is to be a company's only business premises, then the Small Business Rates Relief scheme should allow an 83% discount on the Rates Payable.

### EPC

The property has an energy rating of D100, which is valid until 11 February 2027. Further details are available upon request.

### Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Further information

For further information, or to arrange a viewing, please contact the joint agents:

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## GALLERY

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