



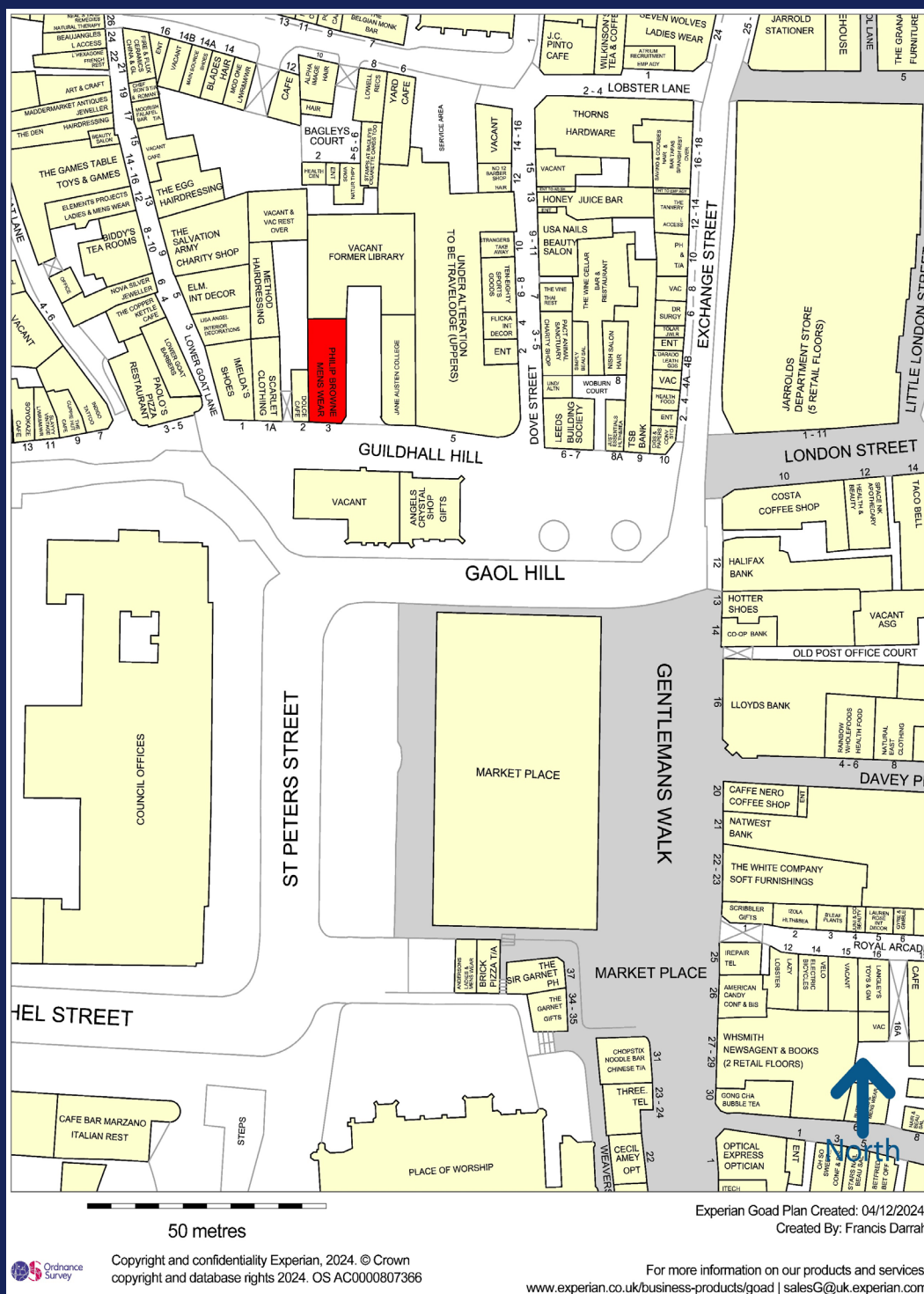
1 LABOUR IN VAIN YARD, NORWICH, NR2 1JD

**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:

Will Jones

07899 061 892
william.jones@bidwells.co.uk

Chris Squirrell

07887 830 124
chris.squirrell@bidwells.co.uk

Carol Cooper, Francis Darrah

01603 666 630
carol@fdarrah.co.uk

September 2025

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

GALLERY



GALLERY

