



27/28 Tombland, Norwich, NR3 1RE
A Grade II Listed Office Building in the heart of Norwich

OFFERS INVITED

- **18TH CENTURY, GRADE II LISTED BUILDING IN CITY CENTRE LOCATION.**
- **OFFICE AND RETAIL USE ARRANGED OVER FOUR FLOORS**
- **WALKING DISTANCE TO TRAIN AND BUS STATIONS**
- **FULLY LET (OFFICES TO A SOLICITORS FIRM & RETAIL TO RESTAURATEUR WITH PERSONAL GUARANTEE)**
- **LEASE EXPIRIES 2026 & 2028 WITH RENT REVIEWS IN 2021 & 2023**
- **CURRENTLY PRODUCING AN INCOME OF £80,000 PA**

VIEWING

Accompanied viewings internally by prior appointment with the owners.

CONTACT

For further information, please contact Targetfollow:

01603 767616
enquiries@targetfollow.com

27/28 TOMBLAND

LOCATION

The building is located in the heart of the historic Tombland district of Norwich City Centre, popular with legal and financial service businesses. The property boasts excellent transport links, with Norwich Train Station just a five minute walk from the property, and Norwich's vibrant business, retail and leisure districts in close proximity, enabling strong business to business connectivity.

TENURE

Freehold

DESCRIPTION

Attractive 18th Century terrace building. Traditional brick construction, feature sash windows and chimneys and attractive entrance porch. Let to an established legal firm and restaurateur.

SERVICES

We understand that all main services are available for connection. Interested parties should ensure the adequacy and availability of these services for connection.

VAT

This property is elected for VAT.

LEGAL COSTS

All parties to be responsible for their own legal costs.



Ordnance Survey (c) Crown Copyright 2016. All rights reserved. Licence number 100022432