

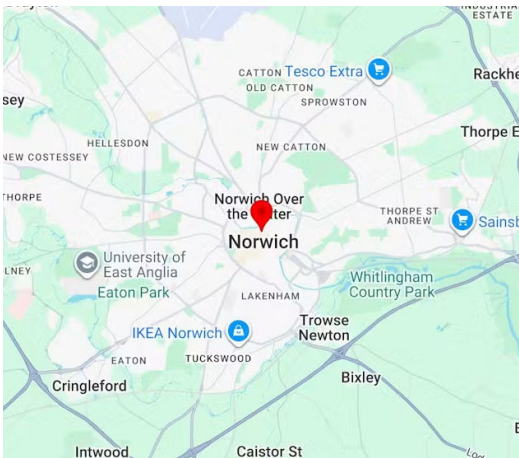


ROCHE

Hungate House, 11-13 Princes Street, Norwich, NR3 1AZ

Office To Let / For Sale | £18,000 per annum / Offers in the region of £230,000 | 1,148 sq ft

City Centre, Ground Floor Office



Location

Hungate House is situated within Norwich City Centre, providing convenient access to the city's retail, leisure and business amenities. Both Norwich Train Station and Bus Station are approximately 15 minutes' walk away, offering excellent public transport connectivity across the region. Nearby car parks include St Andrews public car park. On street pay and display parking is also available.

Description

The property comprises a ground-floor self-contained office with the following specification and features:

Key Points

- Suspended ceiling
- LED Lighting
- Kitchen and WC
- Radiator Heating
- Meeting room
- Ground Floor Accomodation

Accommodation

Name	sq ft	sq m
Ground	1,148	106.65

Terms

The property is offered by way of a sale of the long leasehold interest which has an unexpired term of 134 years, expiring 8th April 2160. The current ground rent is £250 per annum with the next fixed increase due in March 2035. The long leasehold interested is offered at a guide price of £230,000.

Consideration will also be given to a new full repairing an insuring sub lease for a term to be agreed at a commencing rent of £18,000 per annum exclusive.

Summary

- Rent: £18,000 per annum
- Price: Offers in the region of £230,000
- Business rates: The HMRC website indicates as from April 2026 the Rateable Value is £13,250. This is not the annual rates payable.
- Service charge: A service charge is in place in respect of the common services and utilities. Please contact the Agents for further information.
- VAT: Applicable
- Lease: Sublease

Further information

- [View details on our website](#)

Contact & Viewings

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