

Ground Floor  
45 Bethel Street  
Norwich  
NR2 1NR

Guide Price: £95,000

Leasehold For Sale  
125 years from 1<sup>st</sup> July 2006  
(i.e 113 years remaining)

Norwich

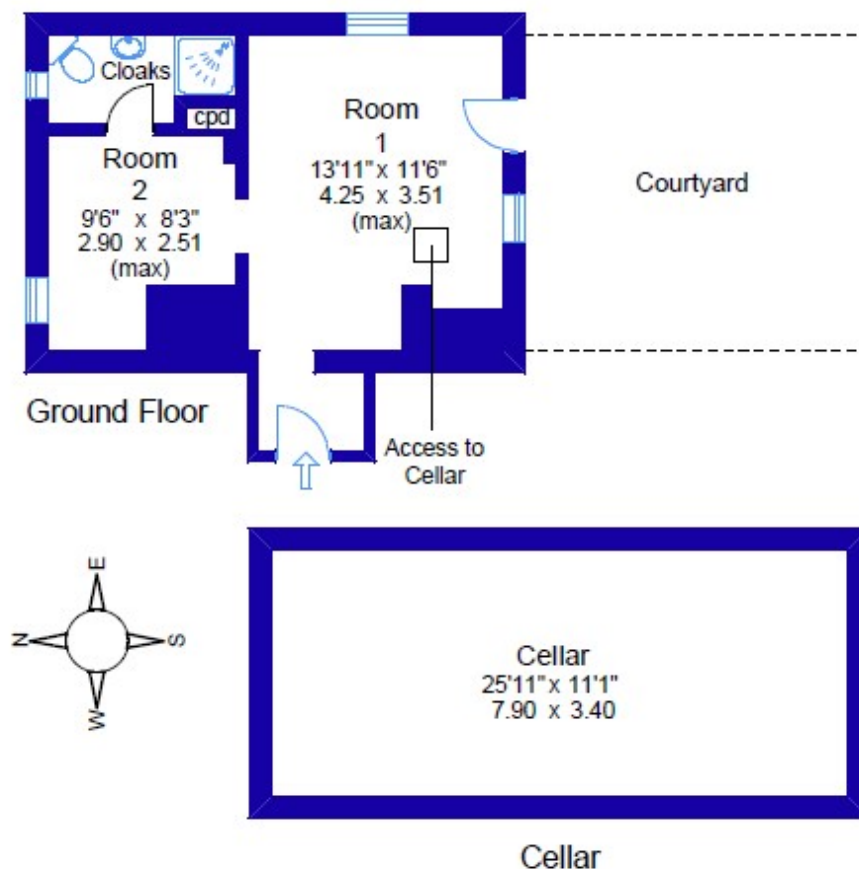
01603 661199

A ground floor office overlooking a rear garden, with a basement, with the whole extending to about 600ft<sup>2</sup> in a Grade II\* Listed building. The property is in the process of refurbishment, located in the City centre, close to the Market Place, Theatre and Chapelfield Gardens.

Car parking available by separate negotiation.

Ground rent: £250 pa.

Service Charge: TBA



Approx Gross Floor Area = 601 Sq. Feet  
(inc. Cellar) = 55.8 Sq. Metres

For illustrative purposes only. Not to scale.