

For Sale

Freehold Mixed-Use Opportunity

Mousehold Hub and Manse, Mousehold Avenue,
Norwich, NR3 4SZ



Contact

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Key Information

- The property extends to approximately 0.42 acres (0.17 ha), and comprises a community centre, an attached residential dwelling and two detached blocks of flats consisting of 10 units.
- The community centre (Mousehold Hub) extends to approximately 4,930 sq ft (457.98 sq m) GIA, over four storeys, including basement.
- A two-bedroom attached residential dwelling, (The Manse), extends to approximately 1,372 sq ft (127 sq m) GIA, over four storeys, including basement.
- The remainder of the site comprises two blocks of flats (Silver Haven), consisting of 10 units. This element of the property is currently let to a Housing Association on a long leasehold of 99 years from 25 December 1976, at a peppercorn rent.
- The property occupies a prominent corner position on the junction between Silver Road and Mousehold Avenue.
- The site does not comprise of any listed buildings and is not within a conservation area.
- Offers are invited for the freehold interest on an unconditional basis. Subject to planning offers may be considered but not preferred.



Location

The property is located in Norwich and is situated approximately 1 mile from the city centre.

The property benefits from a prominent position at the junction between Silver Road and Mousehold Avenue, providing primary arterial routes in and out of the city. The area benefits from good local amenities and transport links with Norwich Train Station circa 1.1 miles south of the property. In addition, there are a number of nearby bus stops, providing services into the city centre and surrounding areas.

Description

The property extends to approximately 0.42 acres (0.17 ha) and consists of a 4,930 sq ft GIA community centre and an attached two bedroom (1,372 sq ft GIA) residential dwelling. The property also comprises two blocks of flats, consisting of 10 units. This element of the site is currently let on a long leasehold (51 years remaining) to a Housing Association at a peppercorn rent.



Accommodation

Mousehold Hub	GIA	
	Sq Ft	Sq m
Basement	469	43.53
Ground Floor	1944	180.62
First Floor	1734	161.13
Second Floor	783	72.70
	4930	457.98

The Manse	GIA	
	Sq Ft	Sq m
Basement	331	30.73
Ground Floor	480	44.58
First Floor	319	29.66
Second Floor	242	22.52
	1372	127.49

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Planning

The current use of the community centre will fall under the Use Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This allows for a number of community uses, the most common of which are as places of worship, education use and public halls but also as libraries, museums, and or law courts.

The existing use of the manse will fall under Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This allows for use as residential dwellings.

The property is not Listed or located within a Conservation Area.

Tenure

Offered freehold (NK376861). Vacant possession will be provided on completion for the Mousehold Hub and The Manse. The remainder of the site is subject to a long leasehold (NK29276) to a housing association.

VAT

It is our understanding that there will be no VAT payable on the purchase price.

Energy Performance

The Mousehold Hub has an EPC rating of E.

The Manse has an EPC rating of G, with the potential of a D rating.

The Silver Haven flats have an EPC rating of C, D & E respectively.

Rating

Mousehold Hub is exempt from business rates being formally associated with a place of worship. The property could be assessed for Business Rates if used for an alternative use.

The Manse is currently listed in Band B for Council Tax.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

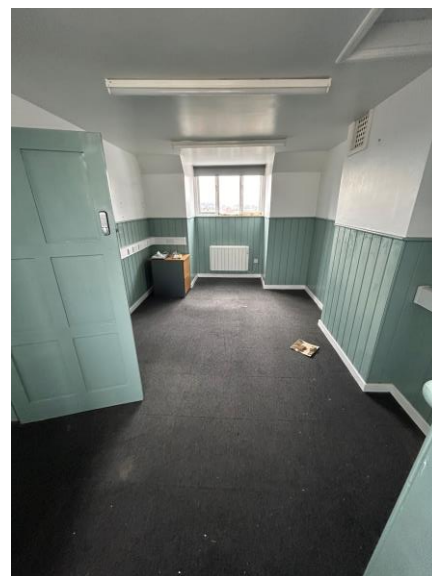
Offers

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender. The Vendor has a preference for an unconditional sale, but all offers will be considered.

All submissions should include the following information:

- Anticipated time-frame of Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding proposals and any third-party approvals required, please provide proof of funds.
- Provide details of any elements of conditionality within the proposal or any assumptions made.
- Details of internal approval process required to sanction the purchase.
- Provide details of the solicitors who will be acting on your behalf in this transactions.
- Confirmation that your solicitors have reviewed the documentation within the ShareFile

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is **14 June 2024** at midday and offers should be submitted by email to James Strang.





Viewing & Further information.

Strictly by appointment with the sole agent, Rapleys. Please contact:

James Strang

07876 637252 James.Strang@rapleys.com

Technical

Access to the information pack is available on request.

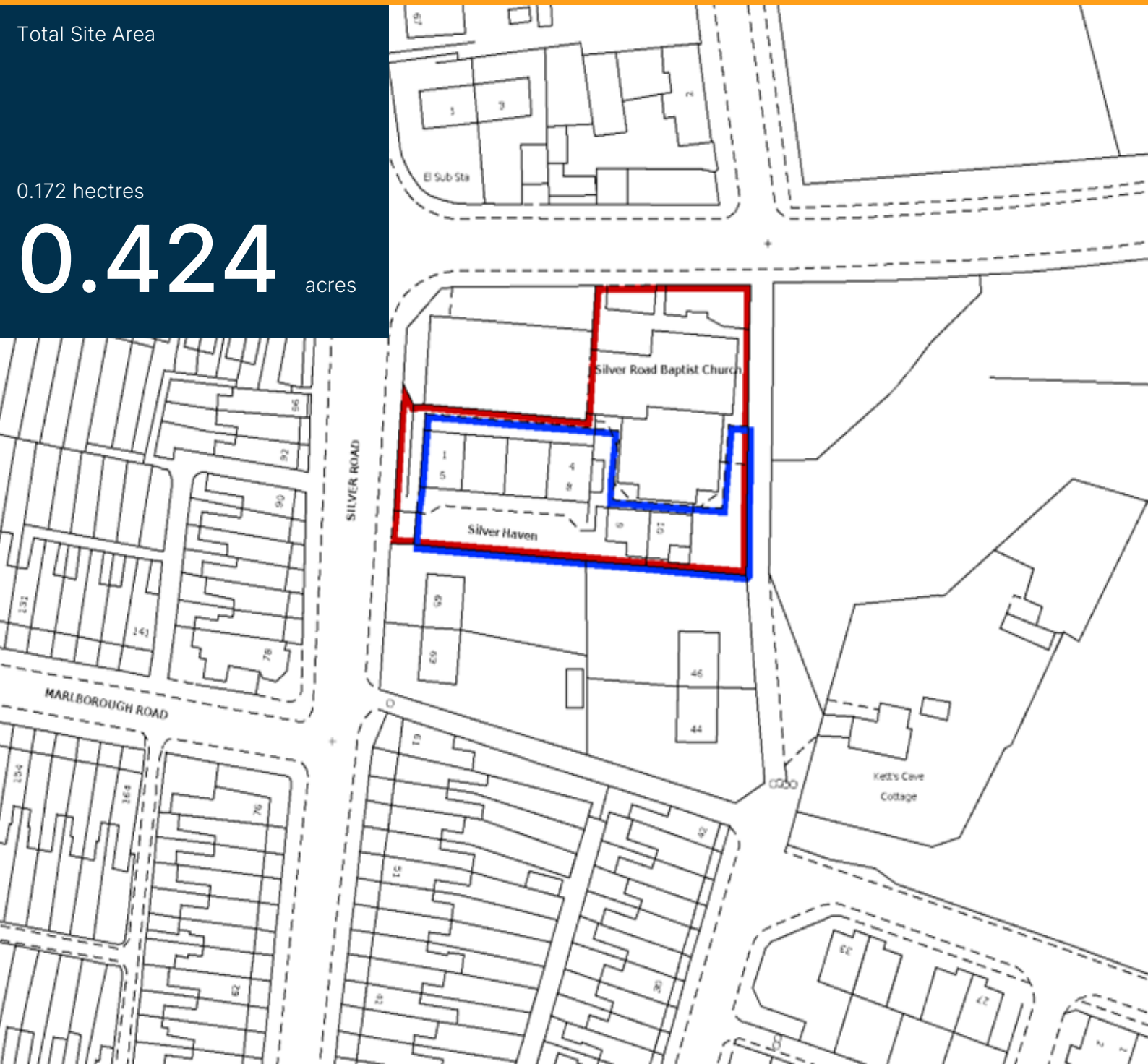
Identity Checks / AML

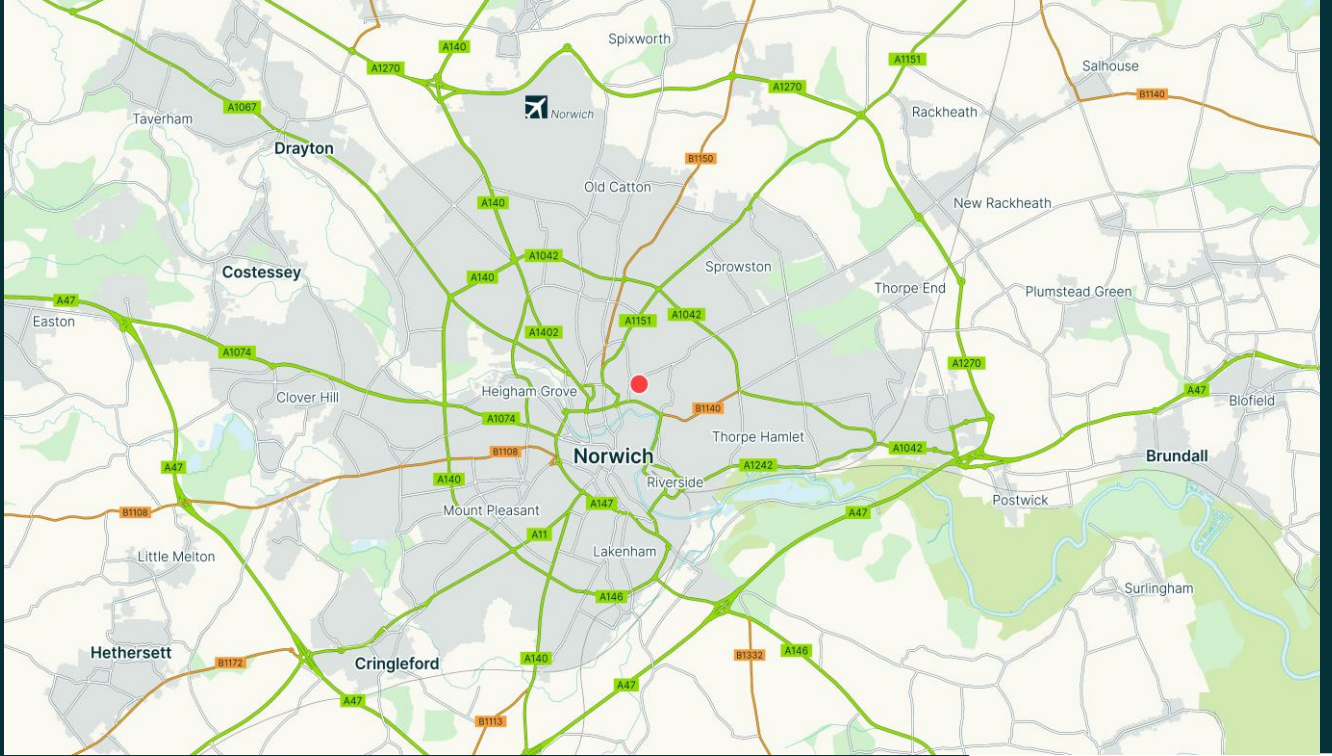
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Total Site Area

0.172 hectares

0.424 acres





For further details contact:

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