

PROPERTY PARTICULARS

WJWALKER
CHARTERED SURVEYORS

OFFICE TO LET

740 sq ft / 68.9 m²

Ample free car parking

**UNIT 16
BOWTHORPE CENTRE
NORWICH NR5 9HA**

LOCATION

The property is located within the pedestrian precinct of the Bowthorpe Shopping Centre to the west of Norwich. The anchor tenant is Roys of Wroxham with a 40,000 sq ft supermarket, variety store and separate café. Other tenants in the Centre include Boots, Corals, Martins and East of England Co-op. There is also a hair and nail salon, bakery, Chinese, Fish & Chips and kebab takeaways. **There are over 400 free car parking spaces.**

Bowthorpe is a residential and commercial development situated approximately 3 miles to the west of Norwich city centre with good access to the A47 southern bypass. The Bowthorpe Health Centre is located next to the shopping centre and the area is well served by public transport.

DESCRIPTION

A self-contained first floor lock-up unit with carpeted floor, storage heating, fluorescent lighting, kitchen and toilet facilities.

ACCOMMODATION

Office 1	35.3 m ²	378 ft ²
Office 2	24.1 m ²	260 ft ²
Kitchen	9.5 m ²	102 ft ²
WC	-	-
	<hr/> 68.9 m ²	<hr/> 740 ft ²

4 Princes Street
Norwich NR31AZ
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TERMS

The property is offered to let on a new lease for a term of years to be agreed.

RENT

£7,000 per annum.

SERVICE CHARGE

A service charge is payable to cover a share of maintenance, repairs, insurance, etc. of the shopping centre. Service charge estimate for 2017-18 is £4,100.

RATES

The assessment for rates is as follows:
2017 RV - £5,600.

Under current legislation the premises may be eligible for Small Business Rate Relief, meaning that no business rates will be payable as the RV is under the £12,000 threshold.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available from the agent. EPC Assessment E (121).

LEGAL COSTS

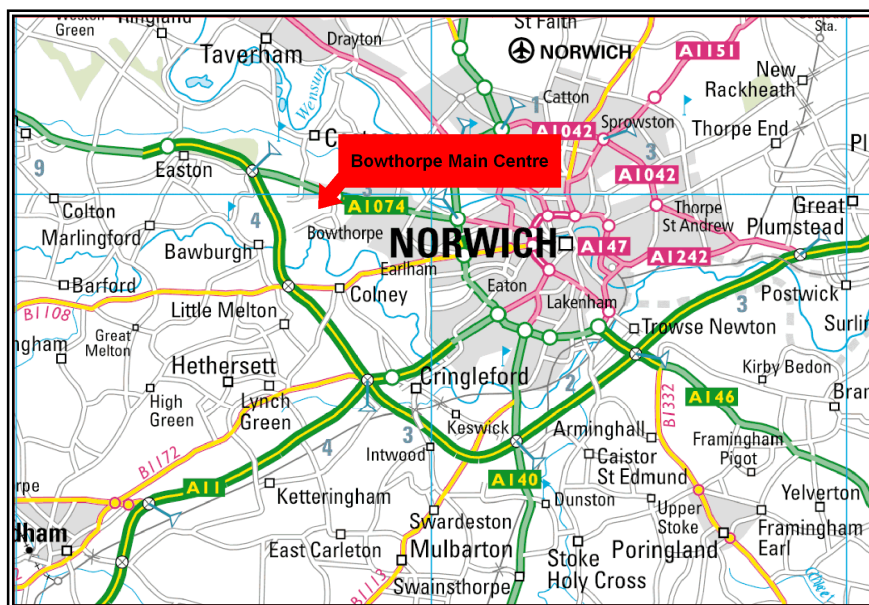
Each party is to be responsible for their own legal costs.

VAT

All rents and prices are quoted net of VAT. The buildings are classed as 'Taxable Buildings' and all prices or rents quoted will be subject to the addition of VAT at the standard rate.

FURTHER INFORMATION

Contact: **John Walker**
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Not to scale & for information only.