

PROPERTY PARTICULARS

WJWALKER

CHARTERED SURVEYORS

4 Princes Street
Norwich NR3 1AZ
01603 627077
Fax 01603 627066
www.wjwalker.co.uk



SHOP TO LET 1,890 sq ft

UNIT 4-5, 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 and variety store. Other tenants in the Centre include Boots, Corals, Martins and East of England Co-op Funeral Service. There is also a Roys café, a baker, Chinese, kebab/fish & chips takeaways and a hairdressers/beauty salon. **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 ground floor lock-up double unit shop with return frontage.

ACCOMMODATION

Gross Frontage	12.8m	42 ft
Net Frontage	11.2m	36ft 9ins
	m²	sq ft
Retail area	161.54	1,739
Ancillary	14.06	151
WC	-	-
	175.60	1,890

TERMS

The property is offered to let on a new lease on terms to be agreed.

RENT

£27,500 per annum.

SERVICE CHARGE

A service charge is payable to cover maintenance, repairs, insurance, etc. of the shopping centre.

RATES

The assessment for rates is as follows:

2017 RV - £25,500

Rate in the pound for 2017/18 is 46.6p

EPC

An Energy Performance Certificate is available from the agent. EPC assessment C (62).

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's legal costs.

VAT

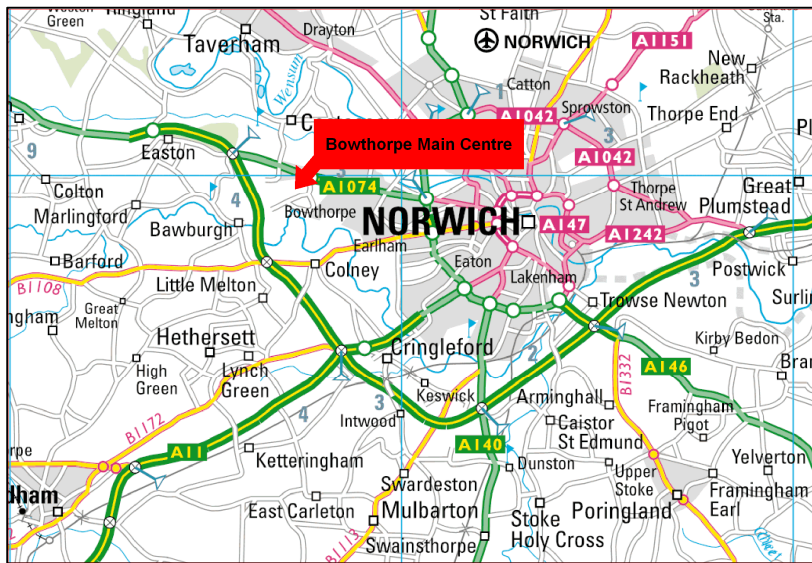
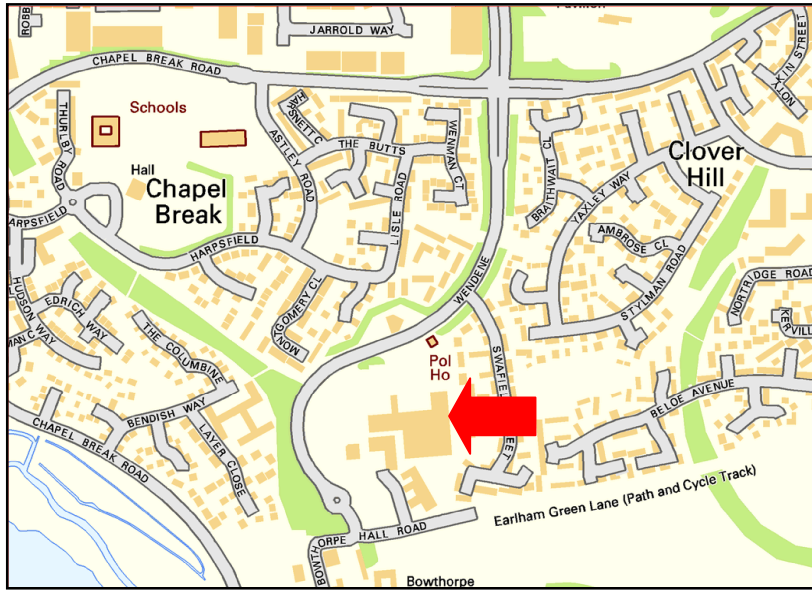
All rents and prices are quoted net of VAT. The buildings are classed as 'Taxable Buildings' and all prices or rents quoted will be subject to the addition of VAT at the standard rate.

FURTHER INFORMATION

Contact: John Walker 01603 627077
johnwalker@wjwalker.co.uk

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