

**Norwich** | NR1 1PG  
Swan Yard, King Street

**ROCHE**



## **OFFICE PREMISES TO LET**

**553 to 1,461 sq ft (51 to 136 sq m)**

- Good quality office space
- City centre location
- Close to railway station
- Popular courtyard scheme

**Office**

**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

# Norwich | NR1 1PG

## Swan Yard, King Street

ROCHE

### Location

The property is located within the city centre on the west side of King Street, just south of its junction with Rose Lane which connects Norwich Railway Station and the city centre. The area is known for its restaurant/bar operators as well as estate agents.

### Description

The property comprises ground, first and second floor office space within a multi-let courtyard complex. The accommodation provides:

- Separate kitchen and WC
- Data points through out
- Strip lighting
- Own separate entrance
- Gas central heating

### Accommodation

The property has the following approximate net internal floor areas:

	sq ft	sq m
Suite 68F		
Ground Floor	553	51.4
Suite 68F		
First Floor	390	36.2
Second Floor	518	48.1
<b>Total</b>	<b>1,461</b>	<b>135.8</b>

### Terms

The office suites are available by way of a new lease at a rent of:

Suite 68F Ground Floor – **£9,500** per annum.

Suite 68F First and Second Floor – **£12,500** per annum.

Suite 68F as a whole – **£22,000** per annum

### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is £10,500 for Suite 68C&F. This is not the annual rates payable. This may also require splitting if the Suites are taken separately.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council (Business Rates: 0344 980 3333), or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

### Energy Performance Certificate (EPC)

The property currently has an Energy Performance Asset Rating of TBA. A full copy of the Energy Performance Certificate is available upon request.

### VAT

The Landlord reserves the right to elect to charge VAT on the rent.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Viewing

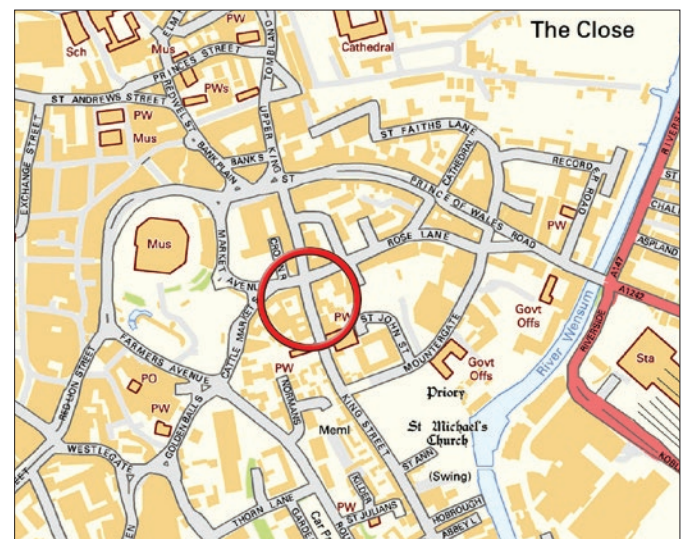
Strictly by appointment through the sole letting agents:

Roche:

**Contact: Lloyd Perry**

Tel: 01603 756341

Email: [lloyd.perry@rochesurveyors.co.uk](mailto:lloyd.perry@rochesurveyors.co.uk)



### SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code can be found at [www.lettingbusinesspremise.co.uk](http://www.lettingbusinesspremise.co.uk).

### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
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