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## **UNITS 4 & 5, BOWTHORPE SHOPPING CENTRE**

Norwich, NR5 9HA

**TO LET £29,000 pax**

### Shopping Centre Retail Unit

- Ground Floor Lock Up Shop
- Pedestrian precinct anchored by 40,000 sq ft Roys of Wroxham Supermarket
- 400 + free car parking spaces
- Immediately available

**172.84 sq m (1,860 sq ft )**

## Location

Bowthorpe is a residential and commercial area situated approximately 4 miles to the west of Norwich City Centre with good access to the A47 southern bypass. With over **400 free car parking spaces** and being well served by public transport, the centre is easily accessible by car and bus.

The premises are situated next to Co-Op Funeral Service and Martins within the pedestrian precinct of the Bowthorpe Shopping Centre, which is anchored by a 40,000 sq ft Roys of Wroxham supermarket and variety store.

Tenants in the shopping centre include Boots, Corals, Martins, EACH and East of England Co-Op, along with a bakers, a café and Chinese takeaway. The Bowthorpe Health Centre and Norkie public house are situated next to the shopping centre.

## Description

The premises comprise a ground floor lock up double shop unit with extensive return frontage, with brick and glazed shop front, suspended ceiling, carpeted floor, electric storage heating and rear/ancillary accommodation and WCs.

There is also rear access to the car park for loading/ additional entrance.

## Accommodation

Measured on a net internal basis the property has the following approximate net area:

Gross External Frontage	12.51 m	41'1"
Net Internal Width (maximum)	12.26 m	40'3"
Shop Depth	14.65 m	48'1"
Sales Area	157.18 sq m	1,692 sq ft
Ancillary	15.66 sq m	169 sq ft
WC	-	-
<b>Total NIA</b>	<b>172.84 sq m</b>	<b>1,860 sq ft</b>

## Business Rates

Business Rates will be the responsibility of the occupier. The premises have the following assessment:

Description:	Shop and Premises
Rateable Value	£25,500
Rates Payable 2018/2019	£12,240

## Service Charge

A service charge is payable to cover maintenance, repair and insurance of the shopping centre.

## Terms

The property is available to let on a new lease, with the tenant responsible for internal repairs and shop front, for a term of years to be agreed.

## Rent

£29,000 per annum exclusive.

## VAT

It is understood that VAT will be charged in addition to the rent.

## Legal Costs

Each party to bear their own legal costs incurred in documenting this transaction.

## EPC

The property has an EPC rating of C62. The EPC certificate is available for inspection at the Agent's Office.

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

### Brown & Co

The Atrium  
St Georges Street  
Norwich  
Norfolk,  
NR3 1AB

### Nick Dunn

01603 598241  
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### Anna Smith

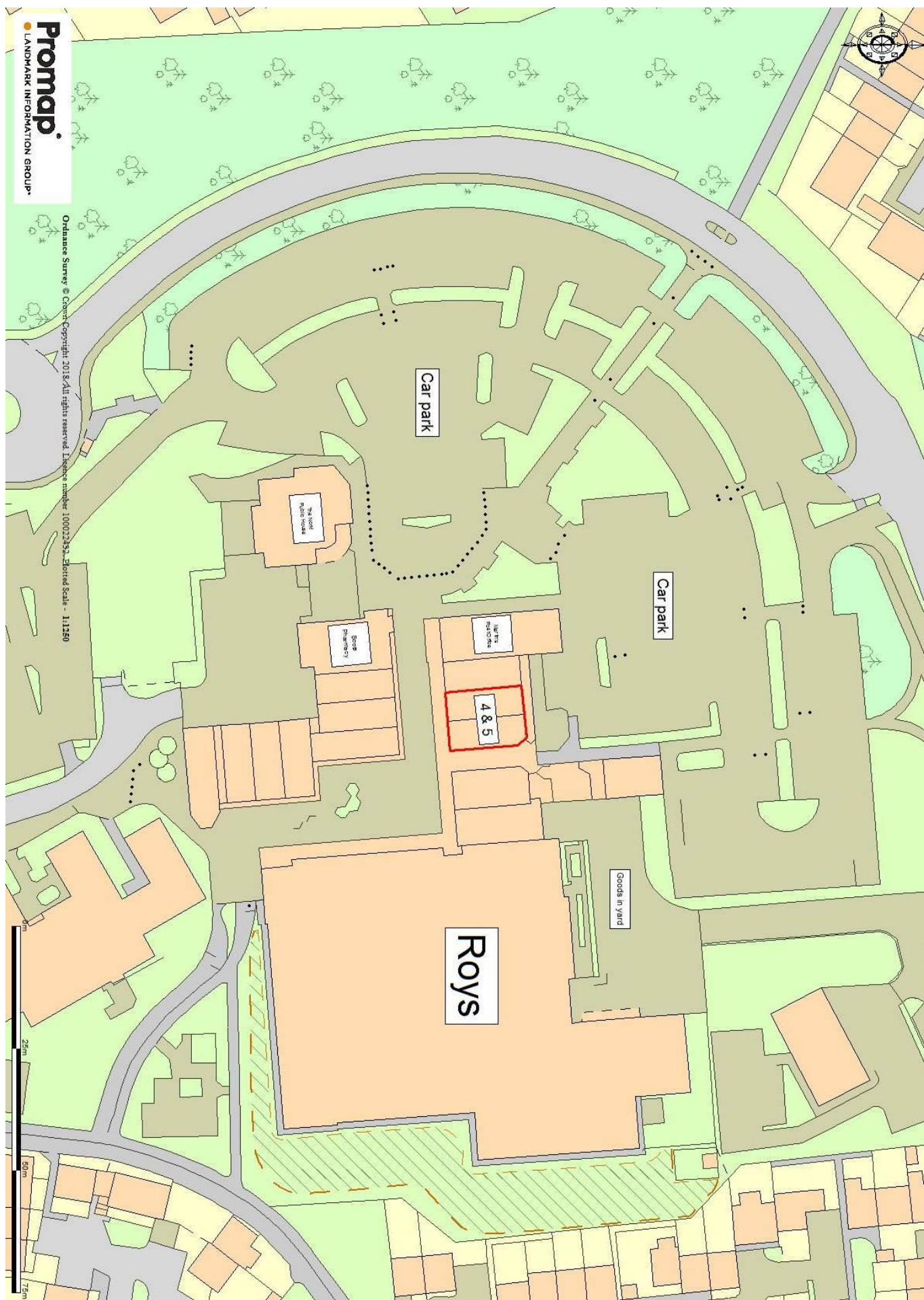
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