



ROCHE

Retail

Norwich | NR1 1PG
Swan Yard, Suite 68A King Street

SHOP / OFFICE TO LET

Location

Norwich has a population of 170,000 persons and a regional catchment area of 1 million residents. In addition, approximately 5 million tourists visit Norwich annually.

Norwich is currently ranked 10th out of all the UK's top retail centres (CACI 2011).

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.

Accommodation

The unit is arranged over the ground floor and basement, having the following approximate net internal floor areas:

	sq ft	sq m
Ground Floor Sales	346 sq ft	32.2 sq m
Basement Storage	178 sq ft	16.6 sq m
Total	524 sq ft	48.8 sq m

Tenure

The property is available by way of new full repairing and insuring lease for a term to be agreed.

Rent

£8,000 per annum exclusive.

Energy Performance Certificate

The property is listed and therefore exempt from having an Energy Performance Asset Rating.

Rates

According to the Valuation Office Agency website, we understand that the premises are currently assessed as follows:

Rateable Value:	£4,700	
Rates Payable:	£2,275	(2016/2017)

The 2017 draft valuation is £4,100. We recommend that interested parties make their own enquiries to Norwich City Council to verify the current rates payable and to establish the position of the foregoing and in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

Legal Costs

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

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Viewing

Strictly by appointment through the sole letting agents:

Contact: Lloyd Perry

Tel: 01603 756341

Email: 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.lettingbusinesspremises.co.uk.

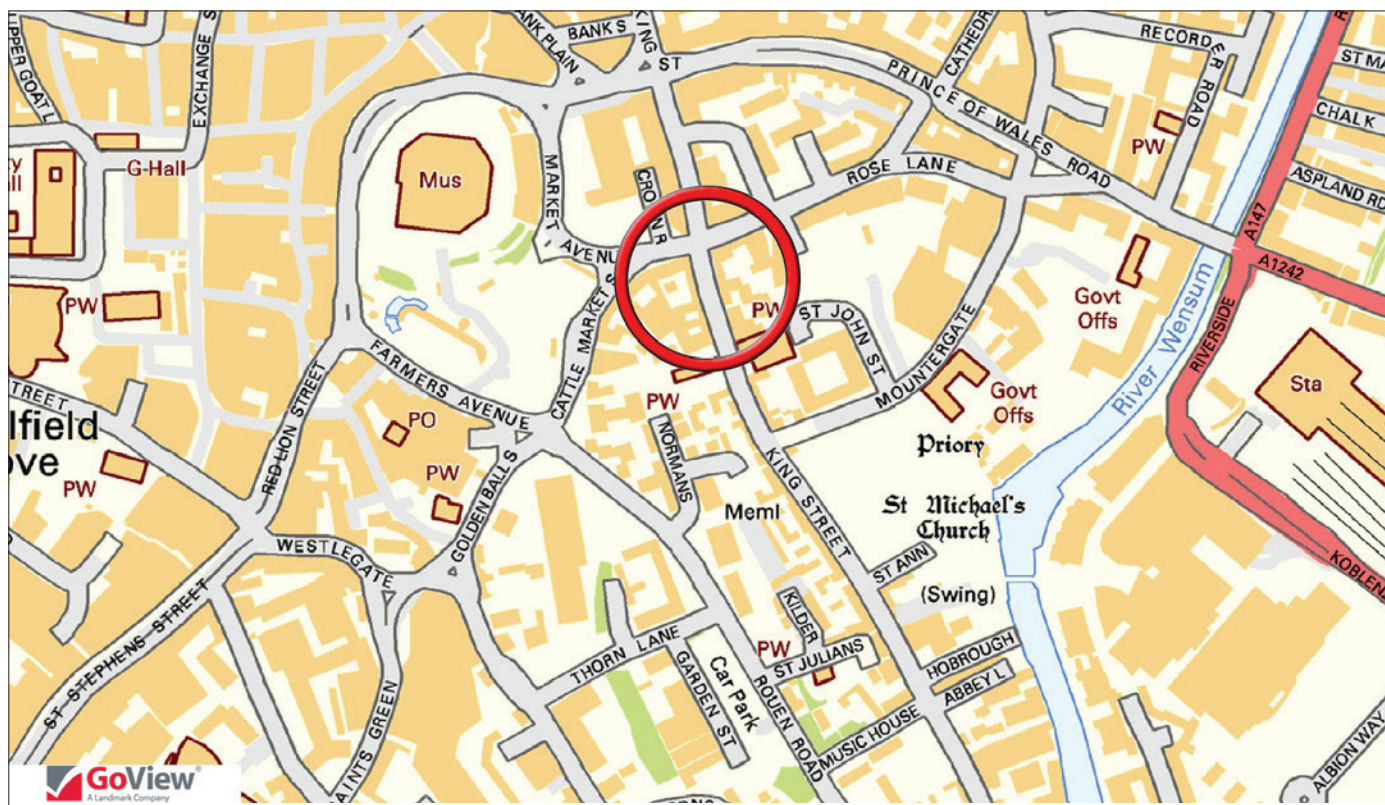
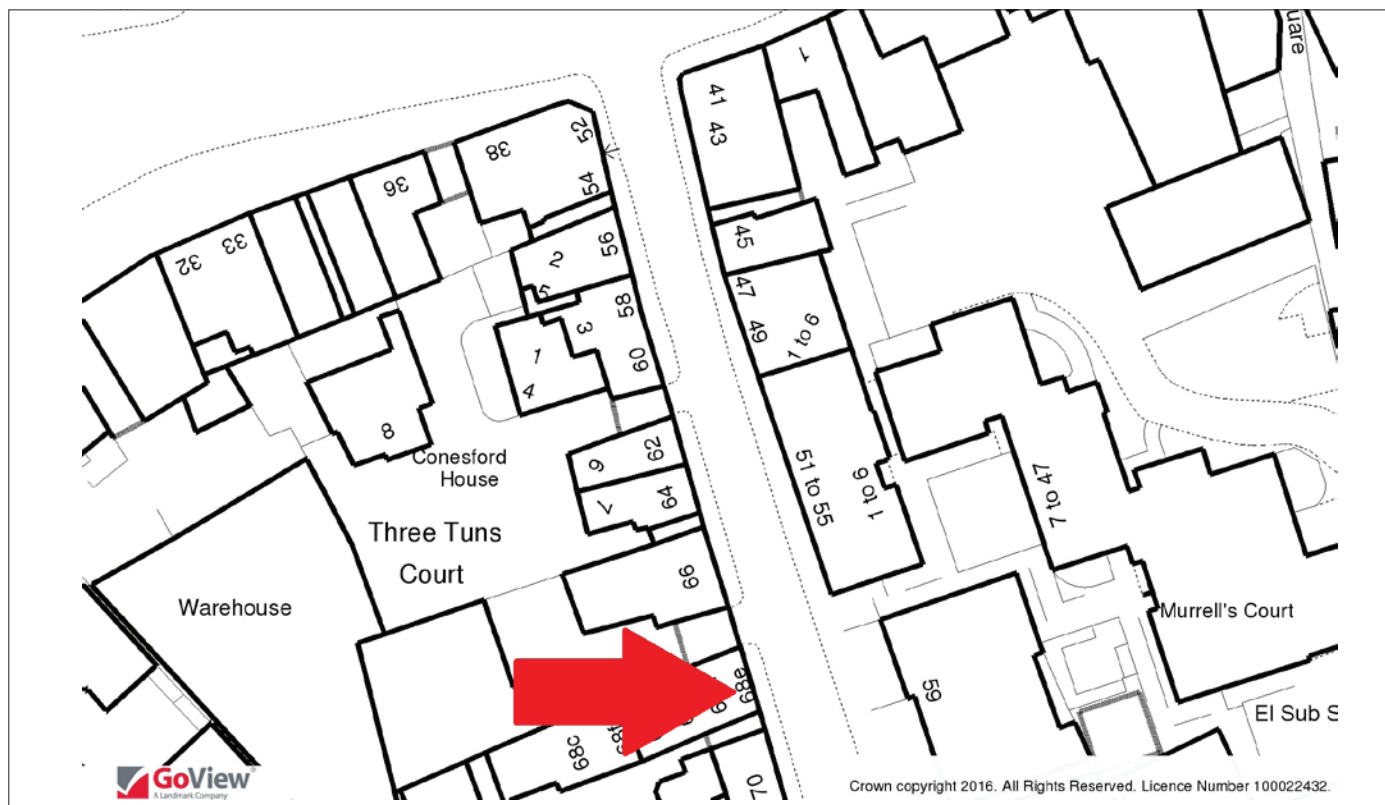
Retail

01603 619876
www.rochesurveyors.co.uk

Norwich | NR1 1PG

Swan Yard, Suite 68A King Street

Retail



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.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.