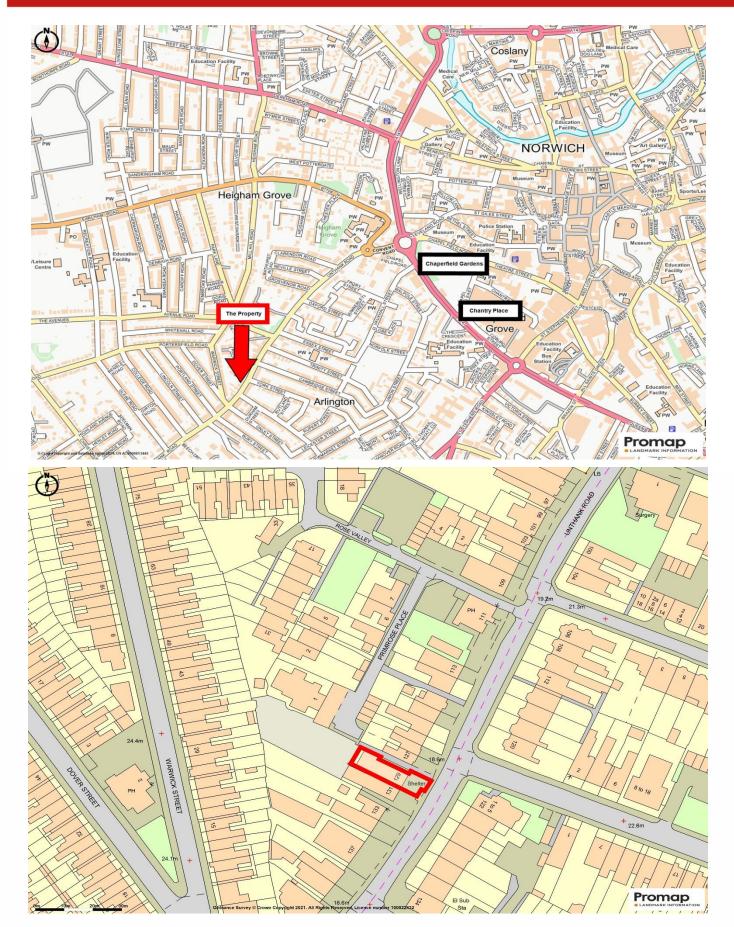
Arnolds | Keys



Note: Amolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Amolds has any authority to make or give any representation or warranty whatever in relation to this property.

Arnolds | Keys Trusted Property Experts



Ground Floor Retail Premises 104.42 SqM (1,124SqFt)

PROMINENT LOCATION FRONTING UNTHANK ROAD

LARGE OPEN PLAN RETAIL AREA

SUITABLE FOR A NUMBER OF **USES - SUBJECT TO PLANNING**

PARKING TO THE FRONT

129 Unthank Road, Norwich, Norfolk NR2 2PE

The property is located on a very popular suburban parade, a short distance southwest of Norwich city centre. The Unthank Road is the heart of an area of Norwich known as the Golden Triangle, which is extremely popular with young professionals and students alike.



Retail

To Let

The area has a cosmopolitan feel, with a diverse mix of traders including many strong local retailers and operators in addition to some strong nationals including Caffe Nero, Tesco Express, the Co-Op and, Adnams.

arnoldskeys.com | 01603 620551 2 Prince of Wales Road, Norwich NR1 1LB



129 Unthank Road, Norwich, Norfolk NR2 2PE

Description

The retail premises comprises a well presented, largely open-plan sales area with wood effect flooring and plastered and painted walls and ceilings. There is also a small rear kitchen and store area.

There is a basement accessed internally via the shop, currently used for storage.

Forecourt parking available for 3 cars and rear access for bin storage.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	m²	Sq Ft
Retail	73.09	787
Kitchen	4.40	47
Store	3.68	40
Total NIA	81.17	874
Basement	23.21	250

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£22,000 per annum exclusive.**

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Shop and Premises

Rateable Value: £9,700

Rates Payable 2023/2024: £4,840.30*

*Small business rate relief may apply up to 100% relief. Interested parties to contact Norwich City Council to satisfy themselves in this regard.

Legal Costs

Each party to bear their own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents: Arnolds Keys 01603 216825 Harry Downing harry.downing@arnoldskeys.com DDi: 01603 216806 Nick O'Leary nick.oleary@arnoldskeys.com DDi: 01603 216827 SUBJECT TO CONTRACT - HRD/njr/28016/120

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