



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

Retail

To Let

129 Unthank Road, Norwich, Norfolk NR2 2PE

**PROMINENT LOCATION  
FRONTING UNTHANK ROAD**

**LARGE OPEN PLAN RETAIL  
AREA**

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

**PARKING TO THE FRONT**

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.

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 Caffè Nero, Tesco Express, the Co-Op and, Adnams.

### 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	m <sup>2</sup>	Sq Ft
Retail	73.09	787
Kitchen	4.40	47
Store	3.68	40
<b>Total NIA</b>	<b>81.17</b>	<b>874</b>
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

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SUBJECT TO CONTRACT - HRD/njr/28016/120

