



## Industrial Investment

90.67 m<sup>2</sup> (976 sqft)

Industrial Investment

For Sale

CLOSE TO CITY CENTRE  
PART OF THE CITY  
TRADING ESTATE

TOTAL INCOME OF £6,500  
PA

GOOD ACCESS TO INNER  
RING ROAD

LONG LEASEHOLD

**6 Derby Street, Off Heigham Street, Norwich, NR2 4PU**

A great opportunity to acquire an industrial investment to a long standing tenant. The unit is in a good location for trade counter uses. The investment income is £6,500pa with scope to increase on renewal to £8,100pa in 2027.

Heigham Street forms part of the City Trading Estate and is a popular industrial location, particularly for trade counter operators due to its access to the city centre and the wider road network via the inner ring road. It is an area popular with car showrooms and other trade counter units including Halfords, Robinsons, Skoda, Mercedes, Holden Volvo, VW, Buildbase, and Go Outdoors.

Note: Arnolds 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 Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

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### Description

The subject property comprises an end terrace industrial unit of steel portal frame construction with concrete floor and clad with UPVC coated profile sheet steel. The property has a loading door in addition to designated parking.

### Accommodation

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

Description	M <sup>2</sup>	Sq Ft
Unit 6	90.67	976

### Tenure

Unit 6 has been sublet on a standard Law Society form of lease expiring March 2027 at a rent of £6,500 per annum.

Tenant:	T.Baker
EPC:	TBC
RV 2324:	£6,100
Rates Payable	£3,043.90

*NB. Rates Payable by the tenant*

Under the terms of these lease, the landlord is responsible for external repairs and maintenance.

### Terms

The Long Leasehold interest in the property is available for **£100,000 exclusive**.

### Legal Costs

Each party to bear their own costs and share the freeholders cost.

### VAT

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

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - HRD/njr//27718

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