



**Retail Unit with Parking**  
192.58 sq m (2,073 sq ft)

Retail

To Let

**GROUND AND FIRST  
FLOOR RETAIL UNIT**

**PROMINENT LOCATION  
CLOSE TO WROXHAM  
BRIDGE**

**SUITABLE FOR A RANGE  
OF USES WITHIN CLASS E**

**PARKING FOR 5 CARS**

**NEARBY OCCUPIERS  
INCLUDE ROY'S OF  
WROXHAM**

**Unit 3, Church Road, Hoveton, Norwich, NR12 8UG**

Wroxham and Hoveton are adjacent villages approximately 7.5 miles north east of Norwich and 10.5 miles south east of North Walsham.

Wroxham and Hoveton are effectively known as one settlement, with Wroxham being on the south side of the River Bure, Hoveton to the north. Church Road is situated a short distance from the bridge and the property is situated to the southwestern side in a predominantly commercial area.

Hoveton & Wroxham Station is nearby and provides services from Norwich to Cromer and Sheringham.



Unit 3, Church Road, Hoveton, Norwich, NR12 8UG

Description

The property comprises a semi-detached two-storey retail unit arranged with a large clear retail space on the ground floor and benefitting from wood laminate flooring, power sockets along the walls, 2 ceiling mounted AC units for heating/cooling, a large display window with security grilles and stairs to the first floor retail area which is of similar clear, open plan layout with LED light fittings and WC.

The property is suitable for a range of uses within Class E, such as retail, financial/professional services, restaurants/cafes, office, medical/health services, gym/fitness.

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
Ground Floor Retail Area	90.98	979
First Floor Retail Area	101.62	1,094
Total NIA	192.60	2,073

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£25,000 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: £26,000

Rates Payable 2024/2025: £12,974

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: B

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary

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