



Double frontage ground floor retail unit 57.32 m² (617SqFt)

Retail

To LET

POPULAR RETAIL PARADE

PARKING AVAILABLE TO FRONT

LOCATED ON COLMAN ROAD, A140 OUTER RING ROAD

RECENTLY REDECORATED

131A Colman Road, Norwich, Norfolk NR4 7HA

Norwich is the administrative centre for Norfolk serving a population of c. 215,000 in the built up area. By road it is principally served by the A11 and A47 providing access to the wider road network. There is a mainline train station providing a direct route to Cambridge within 80 minutes and London within 110 minutes.

The property is situated within a parade of retail units on Colman Road, an arterial route on the outer ring road and approximately 3 miles west of Norwich City Centre.

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 property comprises a ground floor shop. The internal accommodation provides a main retail area and an additional retail area/studio to the side, To the rear is a storage area, kitchenette and WC.

Externally there is communal parking for the benefit of customers at the front of the property with an external area suitable for loading and deliveries to the rear.

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 ²	Sq Ft
Retail	55.05	592
Ancillary Storage and Kitchen	2.30	25
Total NIA	57.35	617

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£17,250 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: £10,750

Rates Payable 2024/2025: £5,364.25*

Small Business Rate Relief may be applicable

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

Nick O'Leary

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SUBJECT TO CONTRACT - NOL/njr/120

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