



Ground Floor Retail Unit 46.54 SqM (501SqFt)

Retail

TO LET

PROMINENT CITY CENTRE LOCATION

USE CLASS E SUITABLE FOR A VARIETY OF USES

HIGH FOOTFALL

RETURN FRONTAGE

UNDER 200 YARDS TO NORWICH TRAIN STATION

118a, Prince Of Wales Road , Norwich, Norfolk NR1 1ND

The property is located at the eastern end of Prince of Wales Road, in Norwich city centre, close to Norwich railway station and the Riverside Leisure Centre, which generates a large volume of passing vehicular and pedestrian traffic. Nearby occupiers of note include Costa, Departure Lounge coffee shop, Kwik-Fit and One Stop convenience store.

Note: Arnolds Keys for themselves and for the vendors or lessors 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 retail unit fronting Prince of Wales Road with return frontage to Recorder Road. The main entrance is on the corner of the property facing east with a second entrance into the rear of the property along Recorder Road.

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 |
|---------------------|----------------|-------|
| Ground Floor Retail | 46.6 | 501 |

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£15,000 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: £10,000.00

Rates Payable 2024/2025: £4,990.00*

* **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

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SUBJECT TO CONTRACT - NOL/njr/28970/120

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Trusted Property Experts

