



Use Class E Commercial/Business Premises
196.3 sq m (2,113 sq ft)

Office / Retail

For Sale / To Let

**SUITABLE FOR USES
WITHIN CLASS E - OFFICE,
RETAIL, MEDICAL/HEALTH
SERVICES**

**WITHIN WALKING
DISTANCE OF NORWICH
RAILWAY STATION**

**CLOSE TO CITY CENTRE,
CASTLE QUARTER,
RIVERSIDE, CHANTRY
PLACE**

**SUITABLE FOR ALTERNATIVE
USES (STP)**

14 Prince of Wales Road, Norwich, Norfolk NR1 1LB

Prince of Wales Road is one of the main vehicular and pedestrian thoroughfares between the main shopping centre and the Norwich mainline railway station. The surrounding area includes a mixture of retail, offices and night life.

Nearby occupiers include Norfolk Chamber of Commerce, Handelsbanken, Hays Recruitment, Arnolds Keys and Tesco Express.



Description

The property is mid-terrace and is of two-storeys with basement facilities. The ground floor is arranged with largely open-plan accommodation with meeting room, WC and kitchen and is heated by way of wall-mounted electric heaters.

The first floor is accessed via a separate external front door to the right-hand side of the building. Internally the first floor is carpeted, with painted walls, single glazed timber frame windows, a small kitchenette area to the rear and WC, with a mixture of new and existing electric storage heaters.

Accommodation

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

Floor	M²	Sq Ft
Ground	72	775
First	53.88	580
Basement	70.42	758
TOTAL NIA	196.3	2,113

Terms

The freehold interest in the property is available for sale at **£259,950**.

Alternatively, a new lease is available for a term to be agreed at a quoting rent of **£23,000** per annum.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Shop and Premises

Rateable Value: £20,000

Rates Payable 2024/2025: £9,980

Legal Costs

Each party to bear their own costs

VAT

The property is not elected for VAT.

EPC

The property has an EPC rating of: E

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - NOL/njr/120

