



**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.

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.

### 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	M <sup>2</sup>	Sq Ft
Ground	72	775
First	53.88	580
Basement	70.42	758
<b>TOTAL NIA</b>	<b>196.3</b>	<b>2,113</b>

### 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

Harry Downing

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SUBJECT TO CONTRACT - NOL/njr/120

