



## Ground Floor Class E Business Unit 50.09 SqM (539SqFt)

Retail / Office

To Let

PROMINENT CITY CENTRE  
LOCATION

HIGH FOOTFALL

DISPLAY FRONTAGE

CLOSE PROXIMITY TO  
NORWICH TRAIN STATION

CLASS E UNIT SUITABLE FOR  
A RANGE OF USES:

OFFICE, RETAIL, FINANCIAL /  
PROFESSIONAL SERVICES,  
GYM, MEDICAL AND HEALTH

117, Prince Of Wales, Norwich, NR1 1NS

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, Kwik-Fit, Greene King and One Stop convenience store.

### Description

The property comprises a ground floor Business unit fronting Prince of Wales Road. The property faces south west with a second entrance into the rear of the property accessed via Recorder Road. Internally the property is good condition, ready to be utilised, carpeted in almost its entirety with a windowed office and W/C to the rear portion of the premises. Heated and cooled via a ceiling mounted unit.

### 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     | Sq Ft |
|---------------------|-------|-------|
| Ground Floor Retail | 50.09 | 539   |

### Terms

The property is available on a new effective 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: A1/A2 Retail and Financial/Professional services

Rateable Value: £10,500

Rates Payable 2024/2025: £5,239.50

**\* 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: **TBC**

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - GWC/29358/120

