

Retail



Location

The property forms part of the Heyford Road Neighbourhood Centre, which is situated just off Fifers Lane on the north side of Norwich between the outer ring road and Norwich International Airport.

The property sits adjacent a Co-op Daily foodstore and Post Office at the edge of a popular residential development.

Description

The property comprises a newly created ground floor, lock-up shop unit. The unit is subject to further finishing off works, the specification of which can be agreed with interested parties prior to commencement of the works.

Accommodation

Ground Floor: **1,175 sq ft (109 sq m)**

Tenure & Terms

The property is available on an effectively new full repairing and insuring lease for a minimum term of five years with three yearly upward only rent reviews.

Rent

£15,000 per annum exclusive, plus VAT

Service Charge

There is an estate service charge to cover the maintenance and repair of the common areas. Further details available on application.

Rates

The property has been deleted from the rating list pending finishing-off works.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of B(45). Full details are available from the letting agents.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

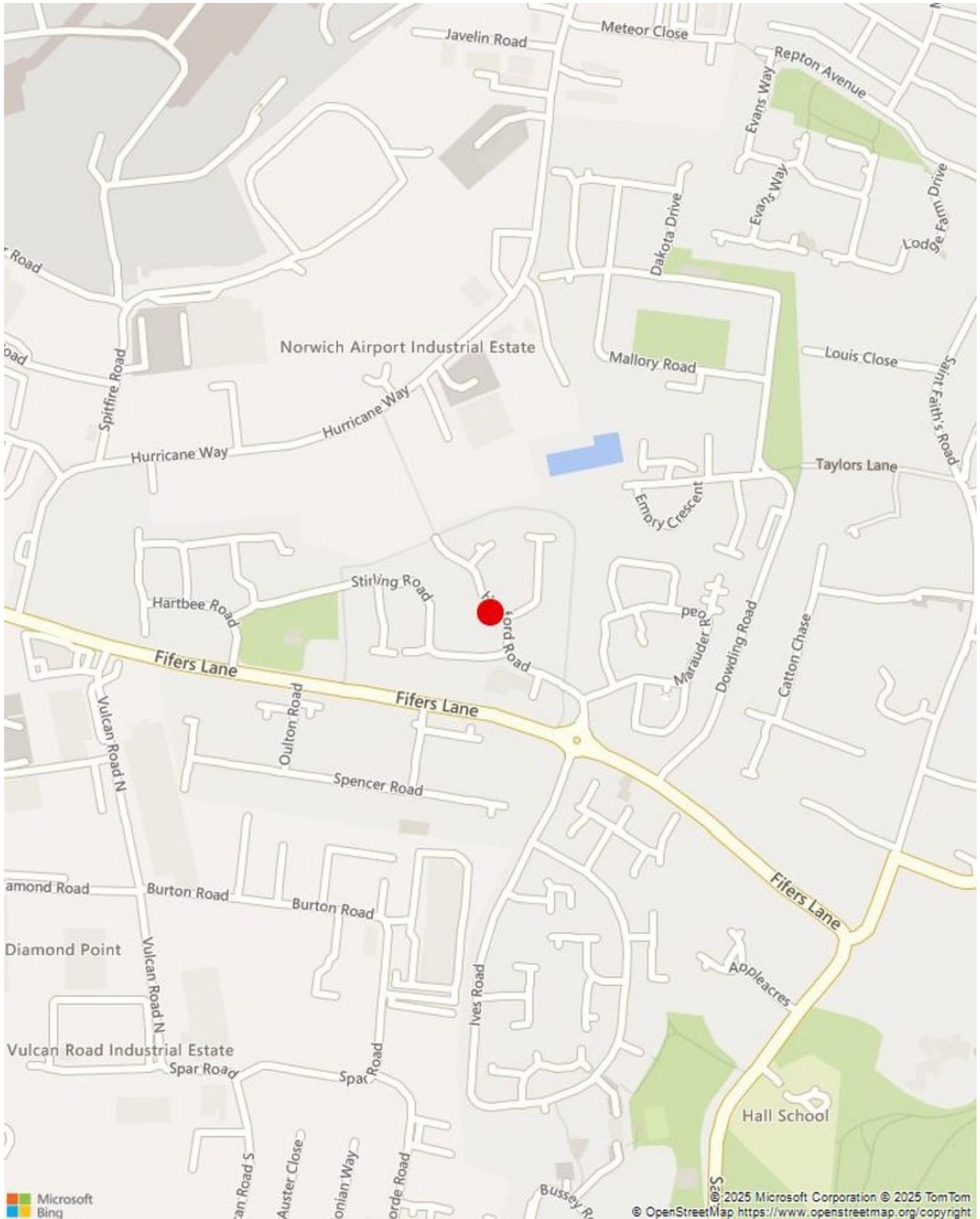
Viewings & Further Information

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SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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