



PROMINENT SHOWROOM WITH PARKING
UNIT B, 120 BER STREET, NORWICH, NR1 3ES
TO LET 6,269 SQ FT (582 SQ M)

- City centre location
- Open plan modern showroom
- Vehicular ramp to the 1st floor

 **BIDWELLS**



LOCATION

The property is located within the city of Norwich on Ber Street, which is a particular busy route to the retail centre.

John Lewis is further along Ber Street, Enterprise Cars are opposite and there are a number of independent cafes and restaurants within the vicinity.

Norwich's mainline railway station is circa $\frac{1}{2}$ mile away, where there are two services to London Liverpool Street every hour.

The main bus station is within $\frac{1}{2}$ mile of the property.





SUMMARY

Description

Unit B has been home to BMW motorbikes for around 15 years.

The property comprises the right-hand side of the overall property, including the bridge, which is shown in blue on the plan.

It is an attractive steel framed unit with brick walling and glazed frontage. The property traverses the access to the rear parking.

The showroom fronts onto Ber Street and is over ground and first floor.

Unit B has double door customer access into the showroom, which has tiled flooring.

To the rear of the showroom are WCs, changing rooms and stores as well as stair access to the first floor.

The first-floor showroom has vehicular access via a ramp from the rear car park. There are also several stores and WCs

Additional information

Terms

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent upon application.

Business Rates

There is an assessment in place for the entire building and so a new ratings assessment is required.

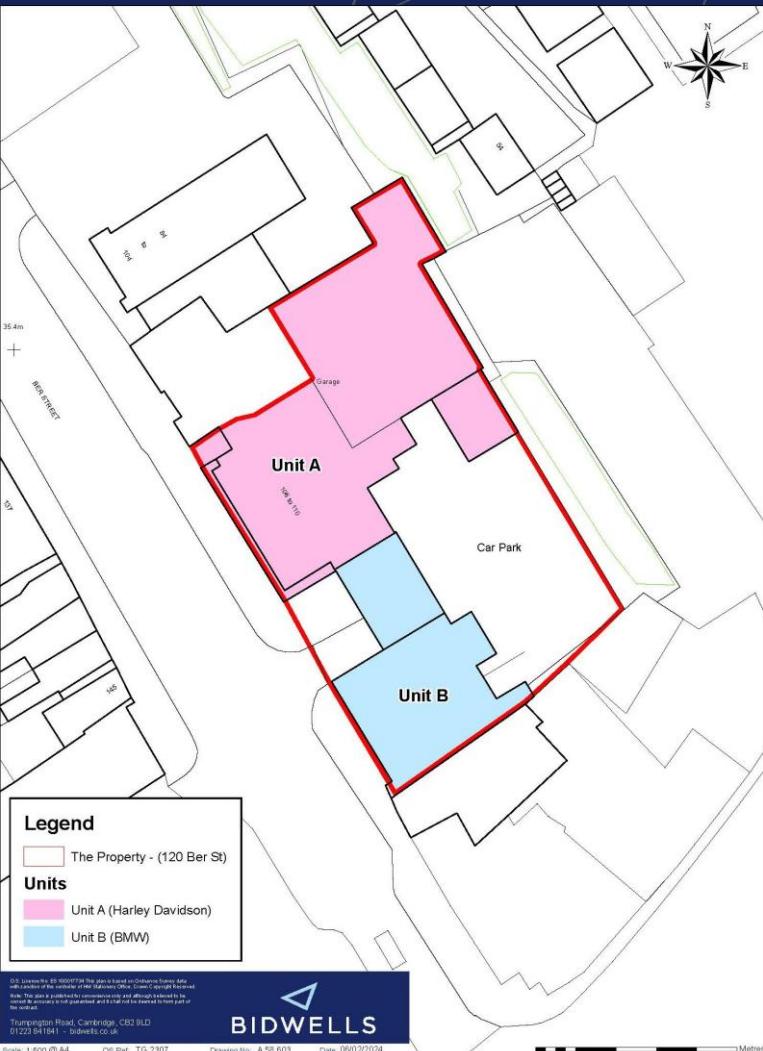
Energy Performance Certificate

A copy of the EPC is available upon request.

Planning Use

Previously used for the purposes of vehicle sales which forms part of the Sui Generis use class.

Any other uses will require a change of use application.





ACCOMMODATION

The following gross internal floor areas are provided:

	Sq Ft	Sq M
Ground Floor	2,830	262.89
First Floor	3,439	319.49
Total	6,269	582.38

Also included within the demise are 6 **on-site car parking spaces** in the rear car park, accessed from Ber Street between the two showrooms.





GALLERY



Enquiries

Chris Squirrell

07887 830124

chris.squirrell@bidwells.co.uk

William Jones

07899 061892

william.jones@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.