



**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 1<sup>st</sup> floor

  
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## 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 ½ mile away, where there are two services to London Liverpool Street every hour.

The main bus station is within ½ 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.

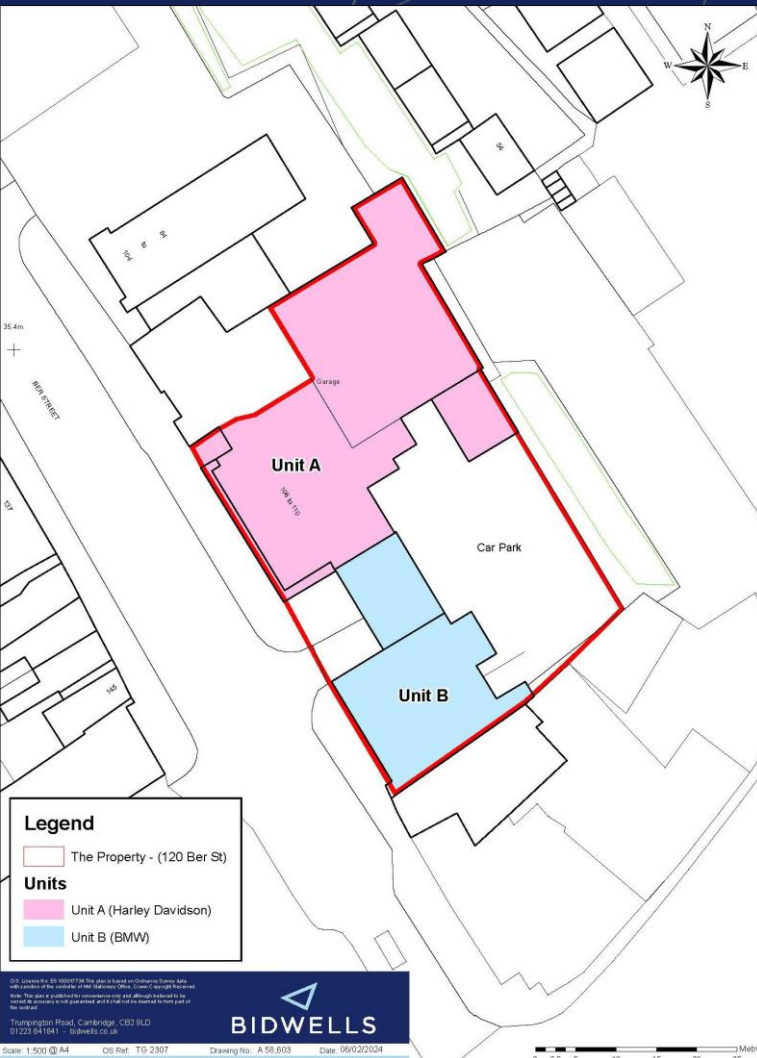
#### Energy Performance Certificate

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
<b>Total</b>	<b>6,269</b>	<b>582.38</b>

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.





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## GALLERY



## Enquiries

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