



Location

The property is located in the popular Cringleford suburb of Norwich, some 5 miles south-west of Norwich city centre. The property is situated on Woolhouse Way which is a main estate road within the new Cringleford Heights residential development and connects with Colney Lane - a busy link road between the A11 and Watton Road, and with excellent access to the A47.

Opposite the property is the new Cringleford Prep School and close-by occupiers of note include the Norfolk and Norwich University Hospital, Norwich Research Park and the University of East Anglia.

Description

The property comprises a new commercial unit with the following features:

- Self-contained single-storey accommodation
- Glazed frontage
- 4 dedicated car parking spaces
- WC
- Prominent position within estate

Accommodation

The property provides open-plan retail space, ready for an occupier to fit-out, with a net internal floor area of approximately **445 sq ft (41.3 sq m)**.

Tenure & Terms

The property is being offered for sale, on a freehold basis with vacant possession.

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Price

Offers in the region of £100,000 plus VAT

Energy Performance Certificate

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

Rates

We understand the property has not yet been assessed for business rates.

Planning & Uses

We understand as part of the wider development the unit has been allocated a retail use ranging from A1 to A5, which may now fall within use class E and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

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Legal Costs

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



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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