

Retail



Location

Notcutts Garden Centre is located on Daniels Road which forms part of the outer ring road (A140) and provides direct access to the A11 and A47. The site is approximately 1.5 miles south of Norwich city centre and benefits from an extensive private garden centre car park with an on site Restaurant and Café.

Unit 3 is a self contained building located to the rear of the Garden Centre with visibility from Daniels Road. On site concessions and occupiers include **Cotton Traders**, **The Greenhouse People** (garden buildings and home offices), **Hot Spring World**, **Maidenhead Aquatics**, **Regatta** and **Arbons Carpet and Flooring**.

Description

The unit provides an open plan retail sales area or studio space. A WC and kitchenette facilities are located within the property.

Adjacent land may be available by separate negotiation if required.

Accommodation

The unit is arranged over ground floor, with a gross internal floor area of 2,070 sq ft (192.3 sq m).

Tenure & Terms

The property is available by way of a new effectively full repairing lease for a term to be agreed. The landlord will be responsible for the roof, foundations and structural load bearing walls. The lease will be granted outside the security of tenure provisions within the Landlord and Tenant Act 1954.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£24,250**. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Plant & Equipment

Mains electricity and water are understood to be connected. The property benefits from an air source heating and cooling system. None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (65). A full copy of the certificate is available upon request.

Legal Costs

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

Rent

Offers in the region of **£27,500 per annum exclusive**

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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