



Location

Surrey Street is located in the centre of Norwich and links St Stephens Street and Queens Road, which forms part of the inner ring road. The subject property is located close to the junction with All Saints Green. The premises is in an established office location, within easy walking distance to the main shopping areas of Chantry Place and St Stephens. Sainsbury's, the NCP car park and central bus station are in close proximity.

Description

The property comprises a modern terraced office building arranged over ground and first floor fronting Surrey Street. The property benefits from the following specification and features:

- Self contained
- Ground floor lobby / entrance
- Double glazed windows
- Carpeted floors
- WC facilities on the first floor
- First floor kitchen
- Comfort cooling

Accommodation

The property is arranged over ground and first floor with the following approximate net internal floor areas:

Ground Floor	442 sq ft (41.1 sq m)
First Floor	379 sq ft (35.2 sq m)
Total	821 sq ft (76.3 sq m)

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£13,000 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (54). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £9,000. 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.

Planning & Uses

We understand the current use falls within use class E (offices) 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

Ben Common
Roche Chartered Surveyors
01603 756340 / 07917 762230
benc@rochecs.co.uk

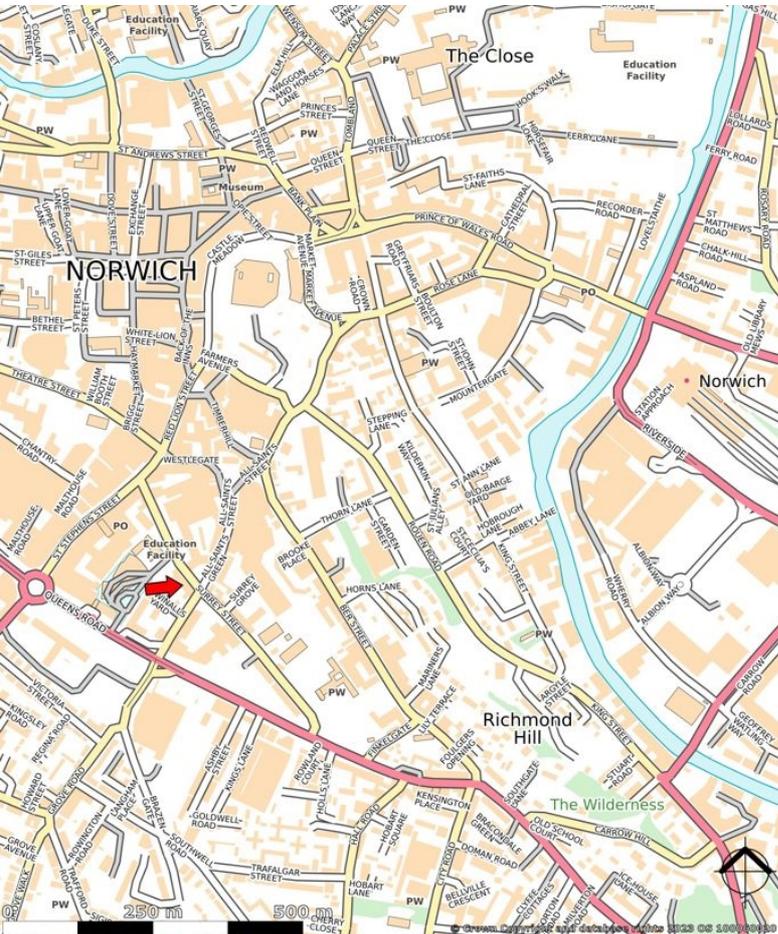
Service Charge

There is a service charge in relation to the maintenance of the courtyard. Further information is available on request.

Legal Costs

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

Chris Watkins
Roche Chartered Surveyors
01603 756336 / 07742 960315
chrisw@rochecs.co.uk



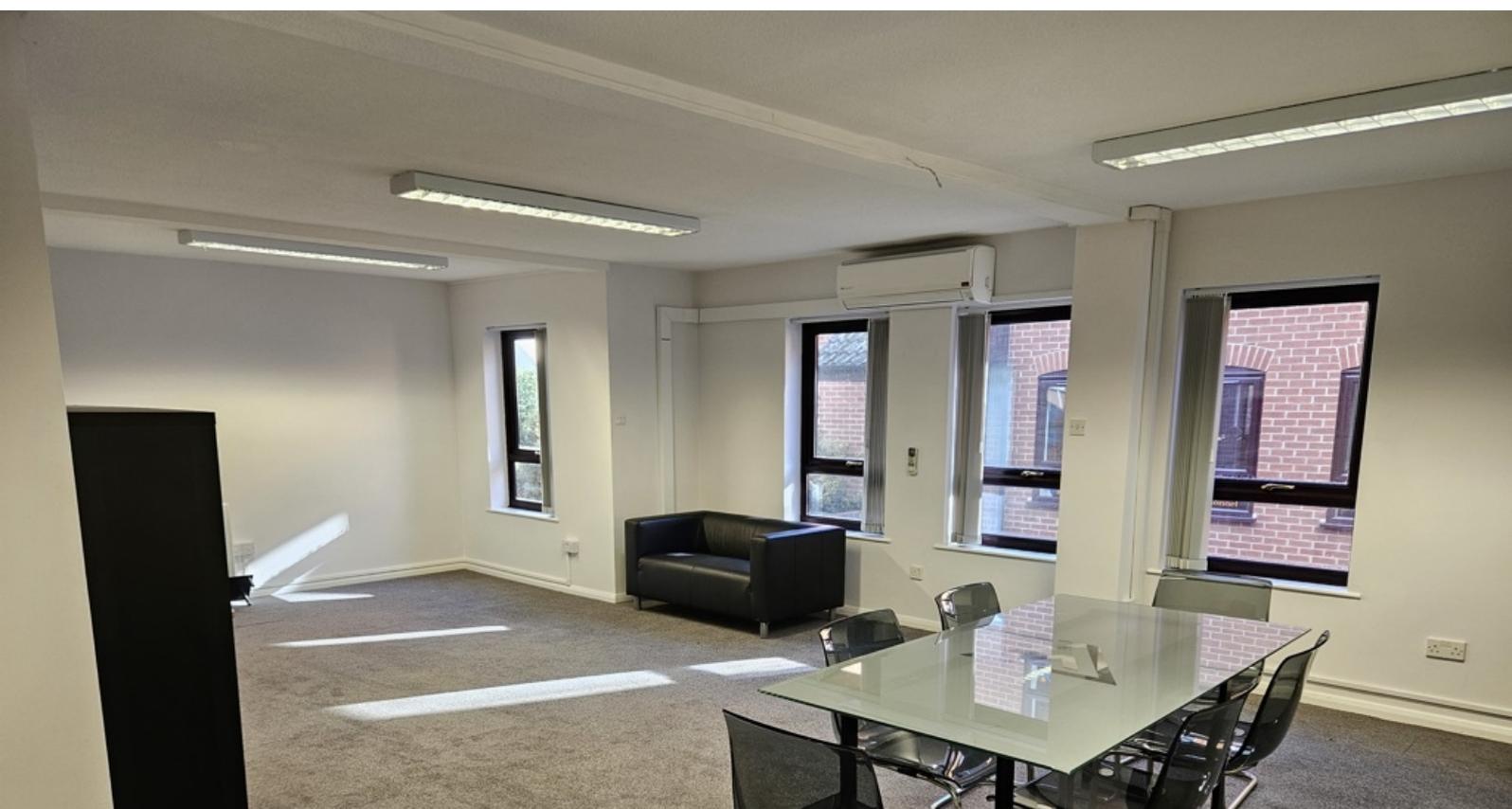
SUBJECT TO CONTRACT
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through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



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property