

**ROCHE**

**Retail**



**NEW BUILD DRIVE THRU UNIT  
2,392 SQ FT (222 SQ M)**

**TO LET / MAY SELL**

## **HALL ROAD, NORWICH, NR4 6EG**

Prominent location south of the city with excellent accessibility to Norwich City Centre the A47, A11 and A140.

Aldi  
Ikea  
Home Bargains  
The Food Warehouse

Greggs  
Asda  
The Gym Group

Euro Car Parts

Porsche

Enterprise

Starbucks

Holiday Inn

B&Q  
The Range  
B&M



## Location

Norwich is an affluent and attractive cathedral city that draws on a large catchment population of over one million persons which is substantially enhanced by a year round tourist influx. The city benefits from excellent transport links to London (A11/M11) and the Midlands (A14). Norwich has twice hourly direct train links to London (1 hour 50 minutes) and an International Airport. The city boasts two universities, University of East Anglia and Norwich University of the Arts, is a UNESCO City of Literature, forms part of the Cambridge Norwich, Tech Corridor and has its own Research Park.

The available property is situated in a prominent and busy location to the south of the city forming part of a new two-unit drive thru scheme co-located with Starbucks on Hall Road at the edge of the city next to Neatmarket Retail Park. The location provides excellent accessibility to the A47, A11 and A140. Adjacent occupiers include The Range, B&M and B&Q with Aldi, Ikea, Home Bargains and The Food Warehouse located nearby at Hall Road Retail park.

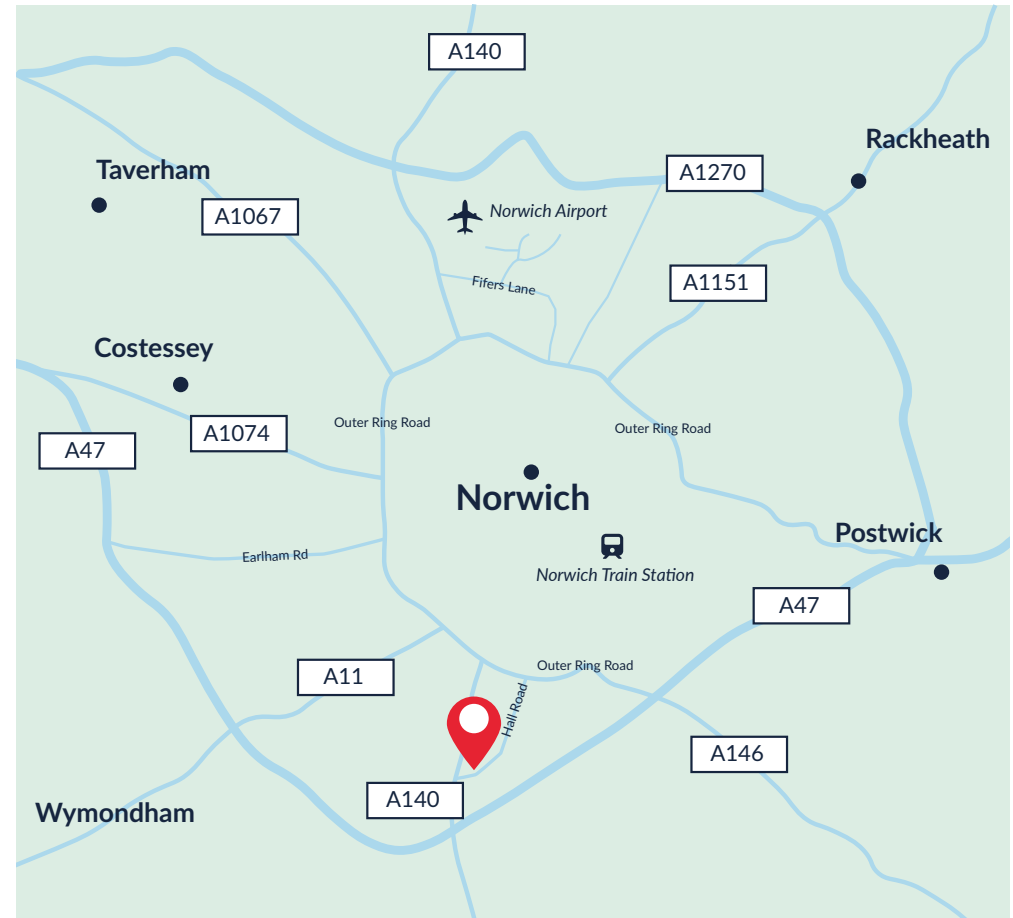
## Digital Maps

## Description

The property comprises a standalone drive thru unit which has been newly constructed to shell condition.

The unit benefits from 10 dedicated parking spaces and a further two disabled bays.

The unit has a gross internal floor area of 2,392 sq ft (222 sq m)





## Tenure

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

Alternatively, consideration will be given to a sale of the freehold interest. Further information is available on request.

## Rent/Price

On application

## VAT

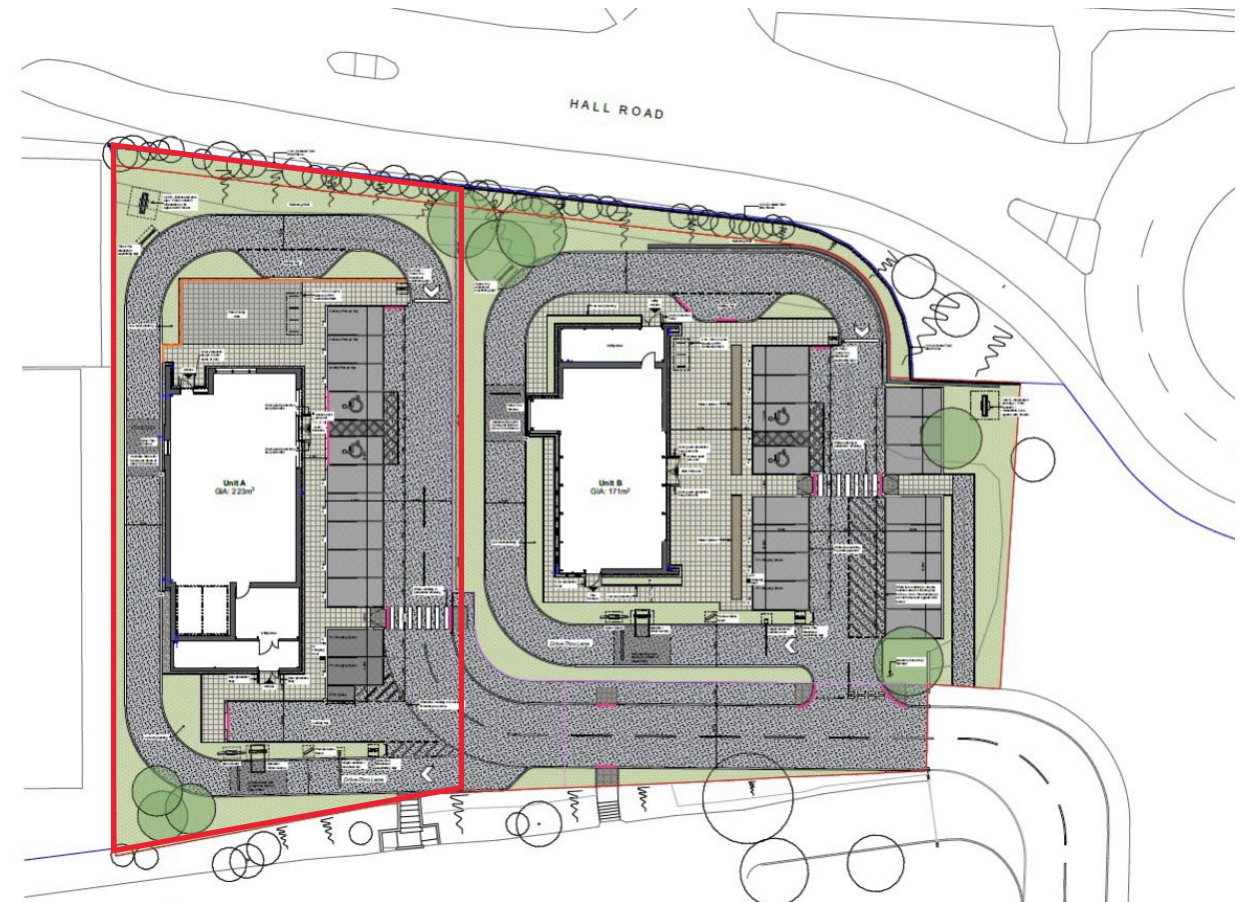
We understand that the property has been elected for VAT purposes.

## Anti Money Laundering

In accordance with the latest anti money laundering legislation, the purchaser will be required to provide proof of identity, address and source of funds to the selling agents prior to solicitors being instructed.

## EPC

The property has an EPC rating of TBC.



## Contact

For further information, please contact:

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