



Location

The property is located at the western end of St Benedict's Street within close proximity to the inner ring road and the city centre. St Benedict's Street is situated within the historic Norwich Lanes shopping area which is known for its unique array of specialist retailers, independent cafes and restaurants. Nearby office occupiers include **Pacific Chartered Accountants**, **TK Maxx** and **AC Leigh**.

Description

The property comprises a self contained second floor suite within a purpose built three storey office building with the following specification and features:

- Security alarm
- Ground floor intercom entrance system
- Lift access
- Open plan layout
- Carpeted floors
- Air Conditioning
- Three separate offices / meeting rooms
- Fully fitted kitchen
- Male, female and disabled WC's
- 1 car parking space

Accommodation

The premises have the following approximate net internal areas:

Second floor office - 3,149 sq ft (292.6 sq m)

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to periodic RPI linked rent reviews. There will be a service charge and annual sinking fund payable in relation to the Landlord's expenditure in respect of the lift, insurance and external repairs. Further details are available upon request.

Rent

The rent will be stepped as follows:

Year 1 £28,341 per annum exclusive

Year 2 onwards: £37,800 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D80. A full copy of the certificate is available upon request.

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

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£20,500**. 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

Plant & Equipment

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.

Legal Costs

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





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



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