



Location

The property is located on Upper Goat Lane, which forms part of the historic and popular Norwich Lanes shopping area, adjacent to Norwich's prime commercial core.

It is a popular location for a variety of office, retail and leisure businesses, with nearby occupiers including the **Quaker Meeting House**, **DOHPE Vintage Clothing**, **The Drawing Rooms**, **Grosvenor Fish Bar**, and **Flint hair salon**.

Description

The property comprises a recently refurbished mid-terrace, self-contained office building arranged over two storeys with the following features and specifications:

- Ground floor office/reception room
- Two first floor office rooms
- Kitchenette and WC facilities
- LED lighting and electric heating
- Opposite multistorey car park

Accommodation

The property provides the following accommodation:

Entrance Lobby:	48 sq ft	(4.47 sq m)
Ground Floor Office/Reception:	156 sq ft	(14.53 sq m)
First Floor Office 1:	140 sq ft	(12.98 sq m)
First Floor Office 2:	156 sq ft	(14.5 sq m)
Kitchenette/Landing:	85 sq ft	(7.92 sq m)
Total:	585 sq ft	(54.4 sq m)

Tenure & Terms

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

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

Rent

£9,000 per annum exclusive. We understand VAT is not currently payable.

Energy Performance Certificate

The property has an EPC rating of TBC. A copy will be available from the agents when the property has been assessed.

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 property is currently rated as part of a larger hereditament and requires re-rating. Interested parties should contact the letting agents in the first instance for more information.

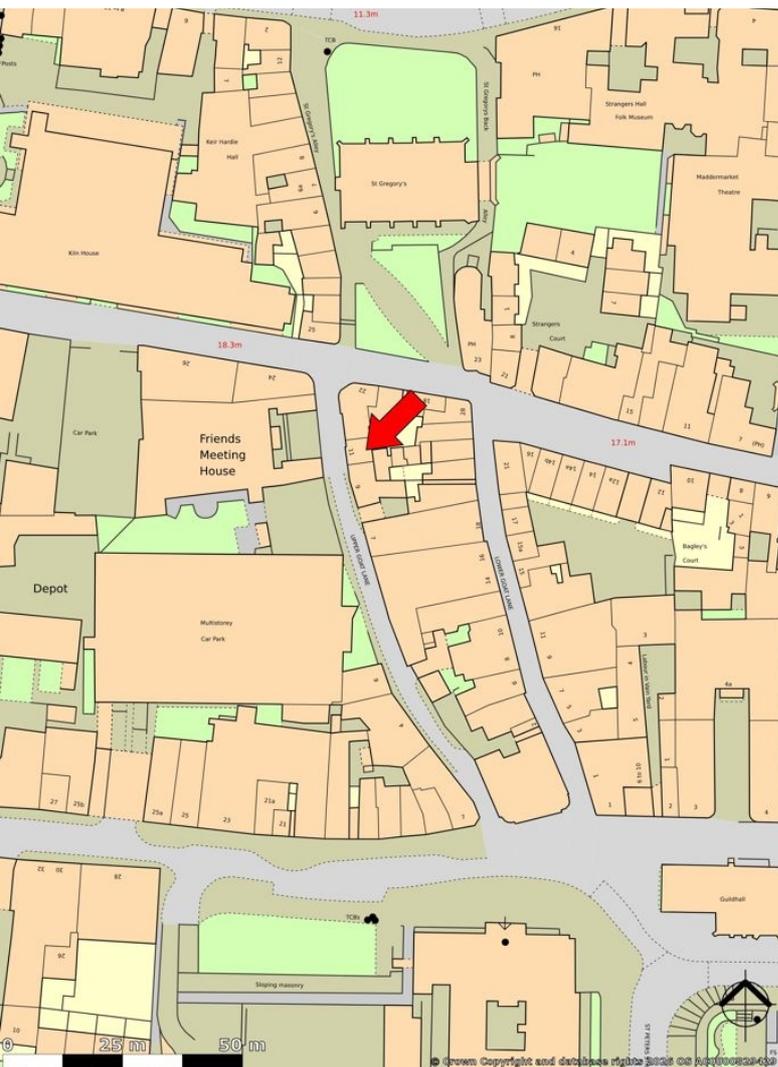
Service Charge

There will be a service charge in relation to Landlord's expenditure in respect of maintaining the common parts. Further details are available upon request.

Viewings & Further Information

Graham Jones
Roche Chartered Surveyors
01603 756338 / 07496 164609
grahamj@rochecs.co.uk

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