



ROCHE

Retail

Unit 3 Heyford Road, Fifers Lane, Norwich, NR6 6GB

Retail To Let | £15,000 per annum | 1,175 sq ft

Flexible New Neighbourhood Centre Retail Unit - To Let

Unit 3 Heyford Road, Fifers Lane, Norwich, NR6 6GB

Location

The property forms part of the Heyford Road Neighbourhood Centre, which is situated just off Fifers Lane on the north side of Norwich between the outer ring road and Norwich International Airport. It is a popular residential development, with adjacent commercial occupiers including an **East of England Co-op Foodstore** and **Post Office, Pettitt and Boo** petshop, and **Blush Studio** beauty salon.

Description

The property comprises a newly created ground floor, lock-up shop unit. The unit is to be serviced and let in a 'white box' condition, with the incoming tenant responsible for finishing the unit to their desired specification. Please contact the agents for more information.

Accommodation

Description	sq ft	sq m
Unit 3 Heyford Road	1,175	109.16

Viewings

Strictly by appointment through the sole agents.

AML and KYC

In accordance with the latest Know Your Client checks and Anti Money Laundering (AML) legislation, proof of identity, address and source of funds will need to be provided to the agents prior to solicitors being instructed.

Tenure & Terms

The property is available on an effectively new full repairing and insuring lease for a minimum term certain of five years, with three-yearly upward only rent reviews.

Summary

- Rent: £15,000 per annum
- Business rates: The property will need to be assessed following completion of the works.
- Service charge: There is an estate service charge to cover the maintenance and repair of the common areas. Further details available on application.
- VAT: Applicable
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

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Indicative Floor Plan
Unit 3 Heyford Road - Norwich



1 m