



ROCHE

Retail

123 Ber Street, Norwich, NR1 3EY

Retail - In Town To Let | £9,000 per annum | 374 sq ft

Hot Food Takeaway Premises - To Let

## Location

The property is located on the south side of Ber Street in Norwich city centre. Ber Street acts as a main thoroughfare into and out of the city centre, being close to the A147 inner ring road. On street parking is permitted adjacent to the property and an RCP public car park is located in close proximity. Further parking is available on Queens Road and Rouen Road. The John Lewis department store lies at the northern end of Ber Street. Occupiers in close proximity include Ber Street Kitchen, Gerald Giles, Amplifon, and Rudlings Solicitors.

## Description

The property comprises a former takeaway unit arranged over ground floor with a prominent frontage onto Ber Street. The property is grade II listed.

## Accommodation

Description	sq ft	sq m
Ground floor sales	274	25.46
Ground floor rear store	100	9.29
<b>Total</b>	<b>374</b>	<b>34.75</b>

## Terms

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

## Planning

We understand the current permitted use is for hot food takeaway (sui generis). Alternative uses may be permitted subject to planning consent. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

## Summary

- Rent: £9,000 per annum
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £4,750. This is not the annual rates payable. Occupiers may be entitled to 100% rates relief.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

## Further information

- [View details on our website](#)

## Contact & Viewings

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