



**Attractive Commercial Unit - Suitable for a variety of Class E uses**  
93.46m<sup>2</sup> (1,006 sqft)

Retail

To Let

**PREMIER SUBURBAN TRADING LOCATION**

**FRONTING UNTHANK ROAD IN THE HEART OF NORWICH'S GOLDEN TRIANGLE**

**SUITABLE FOR A VARIETY OF CLASS E USES**

**FORECOURT PARKING**

**SECURE GATED REAR COURTYARD**

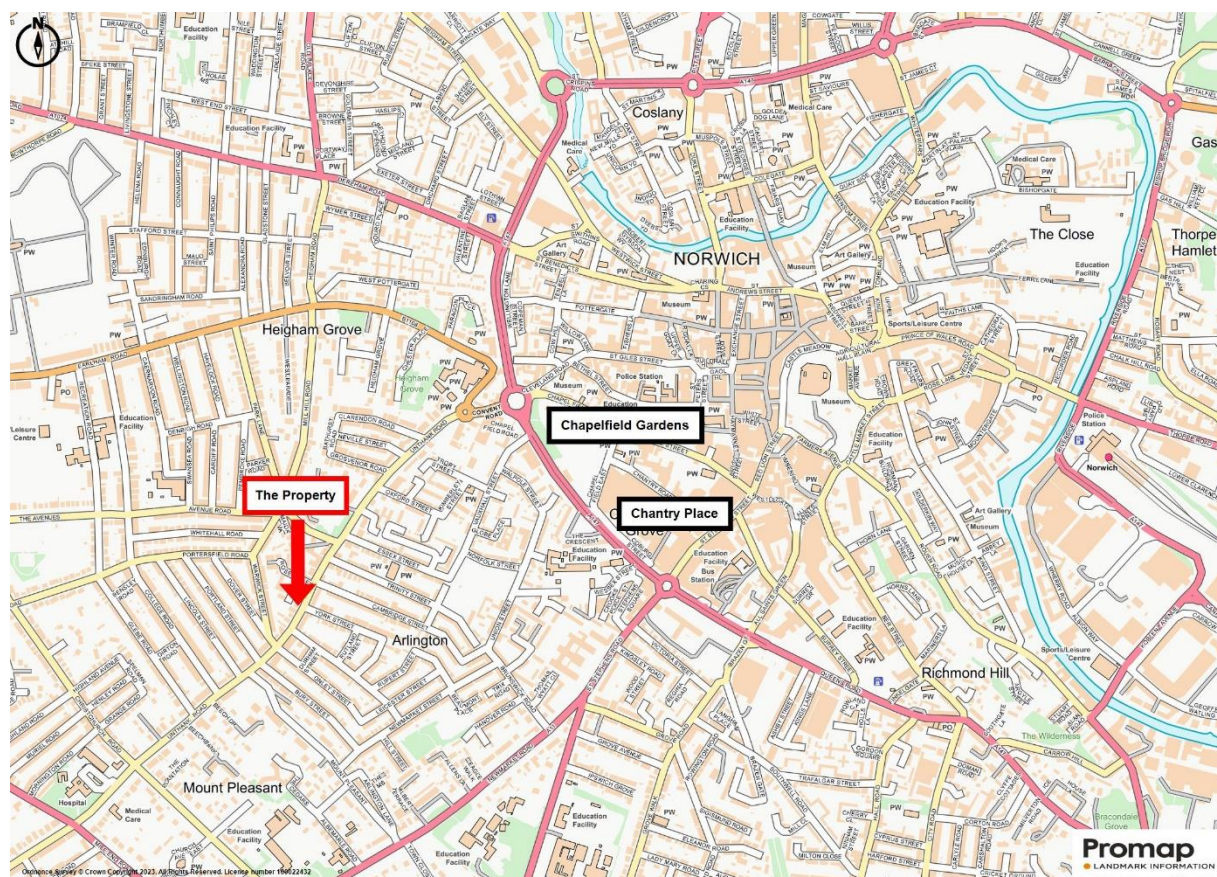
**QUALITY FITOUT**

**113 Unthank Road, Norwich, Norfolk NR2 2PE**

A unique opportunity to lease a high-quality retail premises in Norwich's premium suburban trading location. Key features include an attractive living wall to the front elevation, extensive parking, and exceptional fitout.

The property is located on a very popular suburban parade, a short distance southwest of Norwich city centre. The Unthank Road is the heart of an area of Norwich known as the Golden Triangle, which is extremely popular with young professionals and students alike.

The Unthank Road is a popular retail destination, home to a variety of independent, regional, and national occupiers including Estate Agents, a pharmacy, the Co-op convenience store, Adnams wine merchants, Caffé Nero, Paula Gundry Interiors and Tesco Express.



Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



### Description

The property comprises an open-plan sales area with timber flooring, part plastered and painted walls and ceiling and part exposed brick. There is a small rear office/staff room which also provides a small kitchenette.

The lower ground floor can be accessed either via a spiral staircase located centrally in the main retail area or from the rear of the property. The lower ground floor is currently utilised as storage space, with plastered and painted walls and ceilings and tiled flooring.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	M <sup>2</sup>	Sq Ft
Ground Floor Retail	49.68	535
Rear Office	10.54	113
Lower Ground Floor	35.56	381
<b>Total NIA</b>	<b>95.67</b>	<b>1,030</b>

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£28,000** per annum exclusive.

### Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Shop and Premises

Rateable Value: £15,000

Rates Payable 2023/2024: £7,485

### Legal Costs

Each party to bear their own costs

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### EPC

The property has an EPC rating of: TBC

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

Harry Downing

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

DDi: 01603 216806

Nick O'Leary

[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

DDi: 01603 216827

SUBJECT TO CONTRACT - HRD/njr/28334/120

