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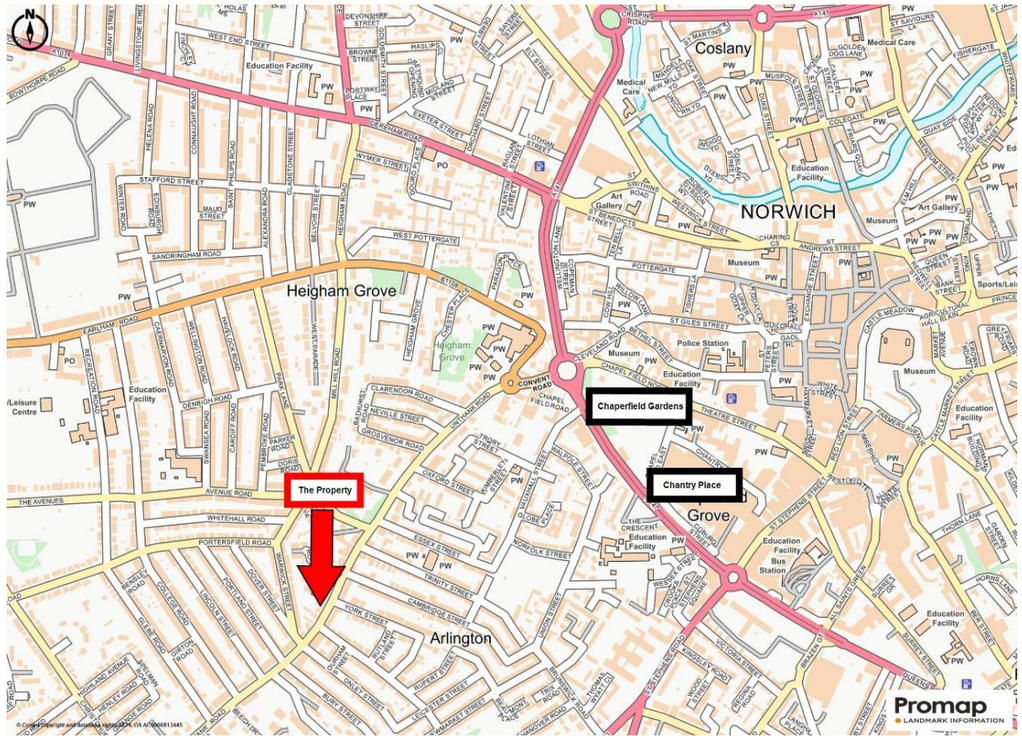

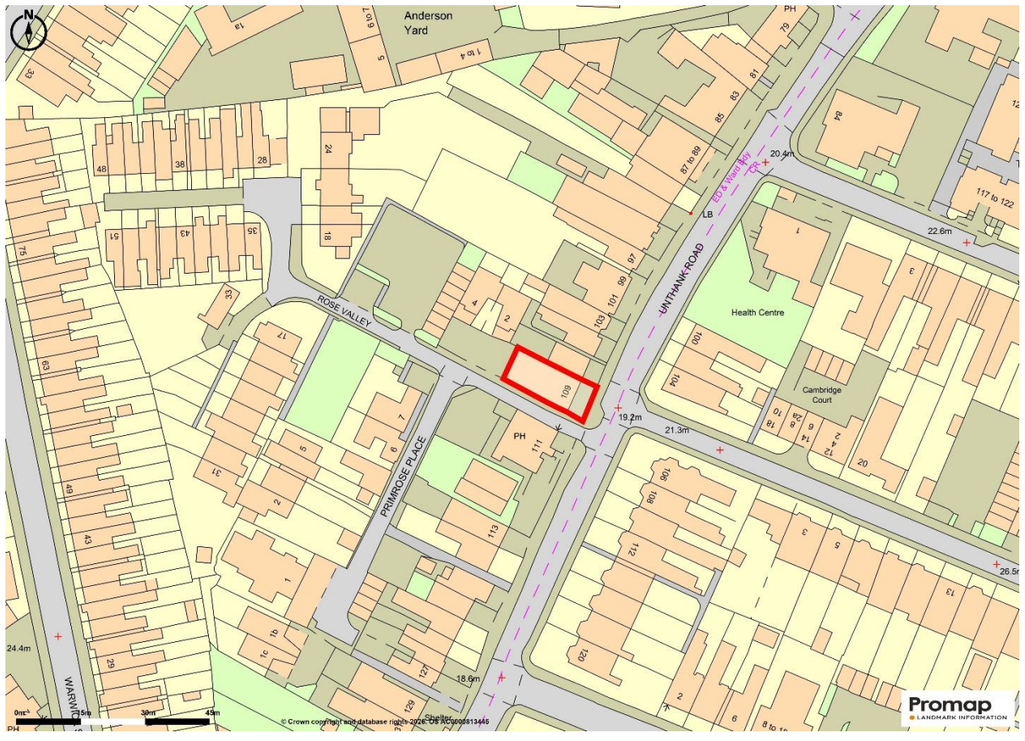

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, 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.

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Retail Premises fronting Unthank Road
288.13 m² (3,101 SqFt)

Retail

To Let

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

LARGE OPEN PLAN RETAIL AREA

SUITABLE FOR A NUMBER OF USES - SUBJECT TO PLANNING

LOADING DOORS TO THE REAR OF THE PROPERTY

PARKING TO THE REAR

109 Unthank Road, Norwich, NR2 2PE

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 area has a cosmopolitan feel, with a diverse mix of traders including many strong local retailers and operators in addition to some strong nationals including Caffe Nero, Tesco Express and the Co-Op.

RICS

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

109 Unthank Road, Norwich, NR2 2PE

Description

The retail premises comprises a well presented ground floor retail area with generous ceiling height, a first- floor office and lower ground store.

The property includes six parking spaces to the rear.

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	M²	Sq Ft
Ground Floor	126.91	1,366
First Floor		
Office	56.61	609
Basement	104.61	1,126
Total	**288.13**	**3,101**

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£39,500 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: £31,000

Rates Payable 2026/2027: £11,842

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: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Guy Gowing

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Ground floor sales



Reception area, currently used as a tasting room and storage