

Trusted Property Experts



Part Income Producing Investment Opportunity 40.88 m² (440 sqft)

Retail

For Sale / To Let

CONVENIENT CITY CENTRE LOCATION

HEAVY PEDESTRIAN AND VEHICLE TRAFFIC

CLOSE TO NORWICH TRAIN STATION

CLASS E USE

FREEHOLD

FIRST & SECOND FLOORS LET AT £4,500 PAX

85 Prince Of Wales Road, Norwich, Norfolk NR1 1DG

Prince of Wales Road links the main line railway station with both professional districts and prime retailing heart of the city centre. There are a wide range of retail occupiers in the immediate vicinity, together

with a range of office users, bars and restaurants. The property is located midway along Prince of Wales Road, a busy

The property is located midway along Prince of Wales Road, a busy vehicular and pedestrian thoroughfare leading east out of Norwich city centre.



Description

The premises consists of a 3-storey terrace building, with shared access to the front and an exclusive rear access.

The ground floor is currently vacant and comprises open plan retail/office area with single WC, tiled flooring, painted walls, central heating, new LED lighting and a timber framed single glazed retail frontage.

The first and second floor offices currently let and are self-contained with access shared with the ground floor via an entrance lobby off Prince of Wales Road.

There are WC's located on the first floor with kitchen facilities on the second.

Accommodation

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

Description	m²	sqft
Ground Floor Retail	40.90	440
First and second floor	54.51	587
Offices		
Total NIA	95.41	1,027

Terms

The freehold interest in the property is available for sale at **£190,000 exclusive** with vacant possession of the ground floor and subject to a lease on the first and second floors.

The first and second floors are subject to the following lease agreement:

Tenant: William Sparling T/A Crow Temple Tattoo Rent: £4,500 Lease Expiry: April 2024

Alternatively, the ground floor only is also available for let on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£9,750** per annum exclusive.

Business Rates

The ground floor of the property has been entered onto the VOA website as the following:

Description: Hairdressing Salon and Premises

Rateable Value: £8,600

Rates Payable 2021/2022: £4,291.4*

*Small business rate relief may be available

VAT

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

Legal Costs

Each party to bear their own costs

Energy Performance Certificate

The property has an EPC rating of E

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial Tel: 01603 216825

Harry Downing Tel: 01603 216806 Harry.downing@arnoldskeys.com

Nick O'Leary Tel: 01603 216827 Nick.oleary@arnoldskeys.com

SUBJECT TO CONTRACT - HRD/njr/335054/120



Note: Amolds 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 Amolds Keys has any authority to make or give any representation or warranty whatever in relation to this property.