

85 Prince of Wales Road



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 vehicular and pedestrian thoroughfare leading east out of Norwich city centre.

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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	m ²	sqft
Ground Floor Retail	40.90	440
First and second floor Offices	54.51	587
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

