



Retail Premises
50.43 M² (543 Sq Ft)

Retail

To Let

288 Aylsham Road, Norwich, Norfolk NR3 2RG

- MAIN ROAD FRONTAGE
- FORECOURT PARKING
- NEWLY DECORATED
- PROMINENT LOCATION
- POPULAR RETAIL TERRACE

The property is located approximately one mile north of the City centre of Norwich on the Aylsham Road (A1402) a busy arterial route into Norwich. The surrounding area is mixed use with other commercial occupiers in the vicinity including Tesco Express, Angling Direct, and Tax Assist Accountants.

Note: Arnolds Keys for themselves and for the vendors or lessors 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 lessee 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 the ground floor of a two-storey end of terrace premises of traditional brick and block construction with large timber framed single glazed display windows at ground floor level under a pitched and hipped tiled roof.

Internally, the property provides carpeted floors to plastered and emulsioned walls under a modern suspended ceiling with category 2 lighting. A kitchenette with stainless steel sink and drainage unit, water boiler and WC can be found to the rear of the premises.

Trade and delivery access is provided to the rear of the property via Glenmore Gardens.

Accommodation

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

TOTAL NIA = 50.43 m² (543 sq ft)

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£9,000 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: £9,100

Rates Payable 2023/2024: £4,540.90*

Small Business Rate Relief may be applicable

Legal Costs

Each party to bear their own legal fees.

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:

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SUBJECT TO CONTRACT - NOL/njr/28197/120

