

**Mid-terrace office/retail premises**  
53.6 m<sup>2</sup> (577SqFt)

Office / Retail

For Sale

LOCATED WITHIN A HOUSING ESTATE

LARGE VOLUME OF PASSING TRAFFIC

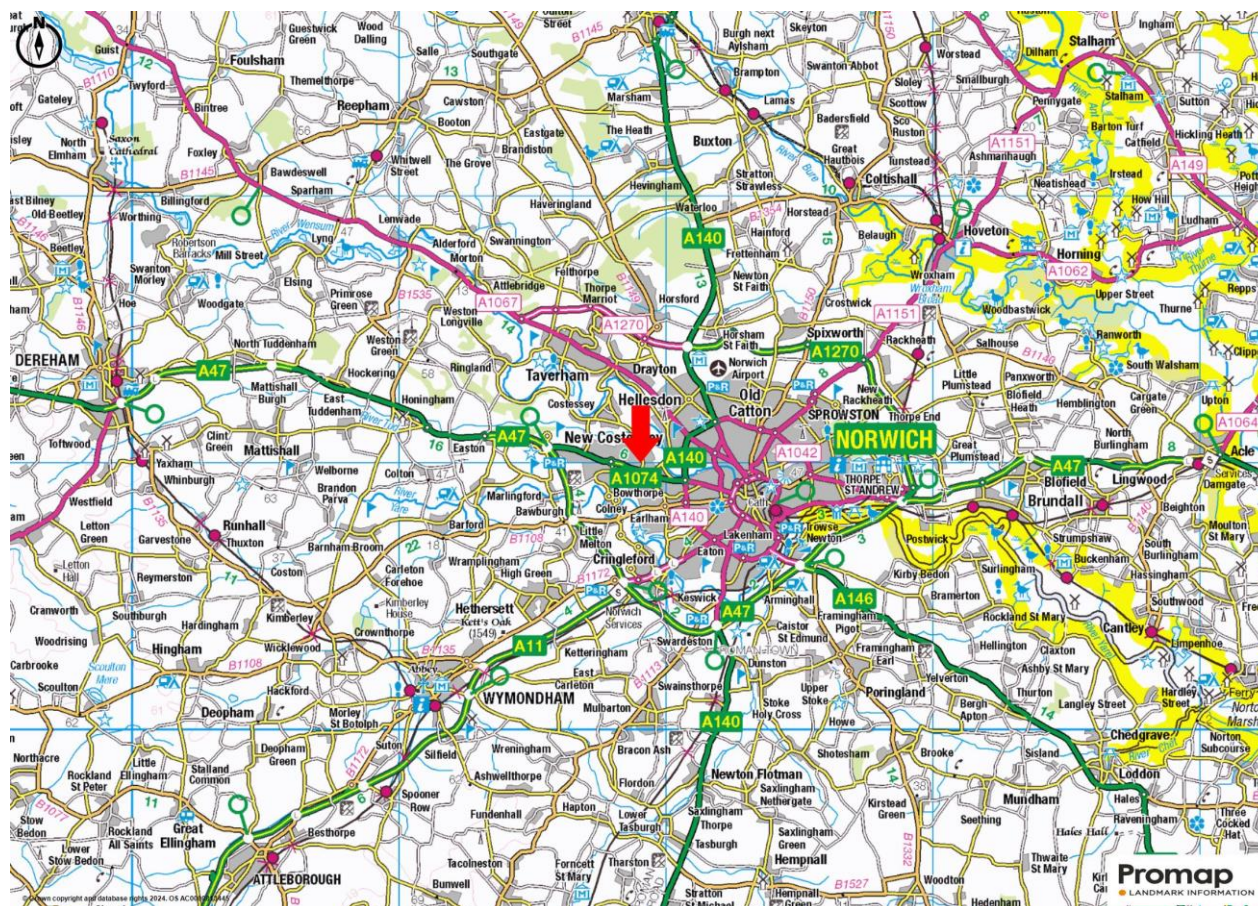
POPULAR RETAIL TERRACE

VACANT

FREEHOLD

**2C Oval Road, Costessey, Norwich, Norfolk NR5 0DE**

Located on Oval Road, Costessey, situated just off Norwich Road which leads to the A1074 Dereham Road, one of the main arterial roads in and out of Norwich city centre. Nearby occupiers include the Costessey Shopper, DIY Materials and Easters Bakery.



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 is a single-storey mid-terrace brick-constructed building under a flat roof with UPVC display frontage.

Internally the property provides open-plan office area with two meeting rooms and rear WC and kitchen facilities. The property has been newly carpeted and decorated throughout, with vinyl flooring in the kitchen and air-conditioning in each room.

Externally there is a small forecourt, enough space for either one car or outside seating.

There are further parking facilities to the front of the retail units which allow for thirty minutes free parking.

### 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
Office	45.40	489
Kitchen	8.20	88
<b>Total NIA</b>	<b>53.60</b>	<b>577</b>

### Terms

The freehold interest in the property is available for sale at **£125,000 exclusive**.

### Business Rates

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

Description: Shop and Premises

Rateable Value: £5,800

Rates Payable 2023/2024: £2,894.20

\* Small Business Rates relief may apply.

### 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: B

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - HRD/njr/28680/120

