

Norwich – 22/22a Prince of Wales Road, Norfolk NR1 1LB
Four-Storey Commercial Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Norwich – 22/22a Prince of Wales Road, Norfolk NR1 1LB

Four-Storey Commercial Premises to Rent



Property Features:

- Comprises four-storey retail premises
- Previously t/a ground floor restaurant
- Ground floor benefits from large basement
- First and second floor benefits from self-contained access from Prince of Wales Road
- Total GIA: 557 sq m (6,000 sq ft)
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Within close proximity to multi storey car park.
- Occupiers nearby include restaurant`s, estate agents, convenience store, barber shop and more.



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Property Description:

Comprises four-storey commercial building. The ground floor previously t/a Restaurant provides open plan retail/seating with commercial kitchen and storage to the rear. Within the kitchen area is a staircase leading down to the basement area which includes space for multiple commercial fridge/freezers, food storage areas and other small rooms which could be used for food preparation. The first and second floor provides primarily open plan ancillary, accessed from a separate ground floor entry.

Ground Floor: Open plan retail, kitchen, storage

Basement: Ancillary, storage, wc

First Floor: Ancillary, storage

Second Floor: Ancillary, storage

Total GIA: 557 sq m (6,000 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £673.08 per week (PCM: £2,916.66)

Deposit: £8,750 (3 Months)

Rateable Value:

Rateable Value - £28,750 p.a.

Rates Payable ~ £11,000 p.a.

EPC:

The property benefits from a E Rating. Certificate and further details available on request.



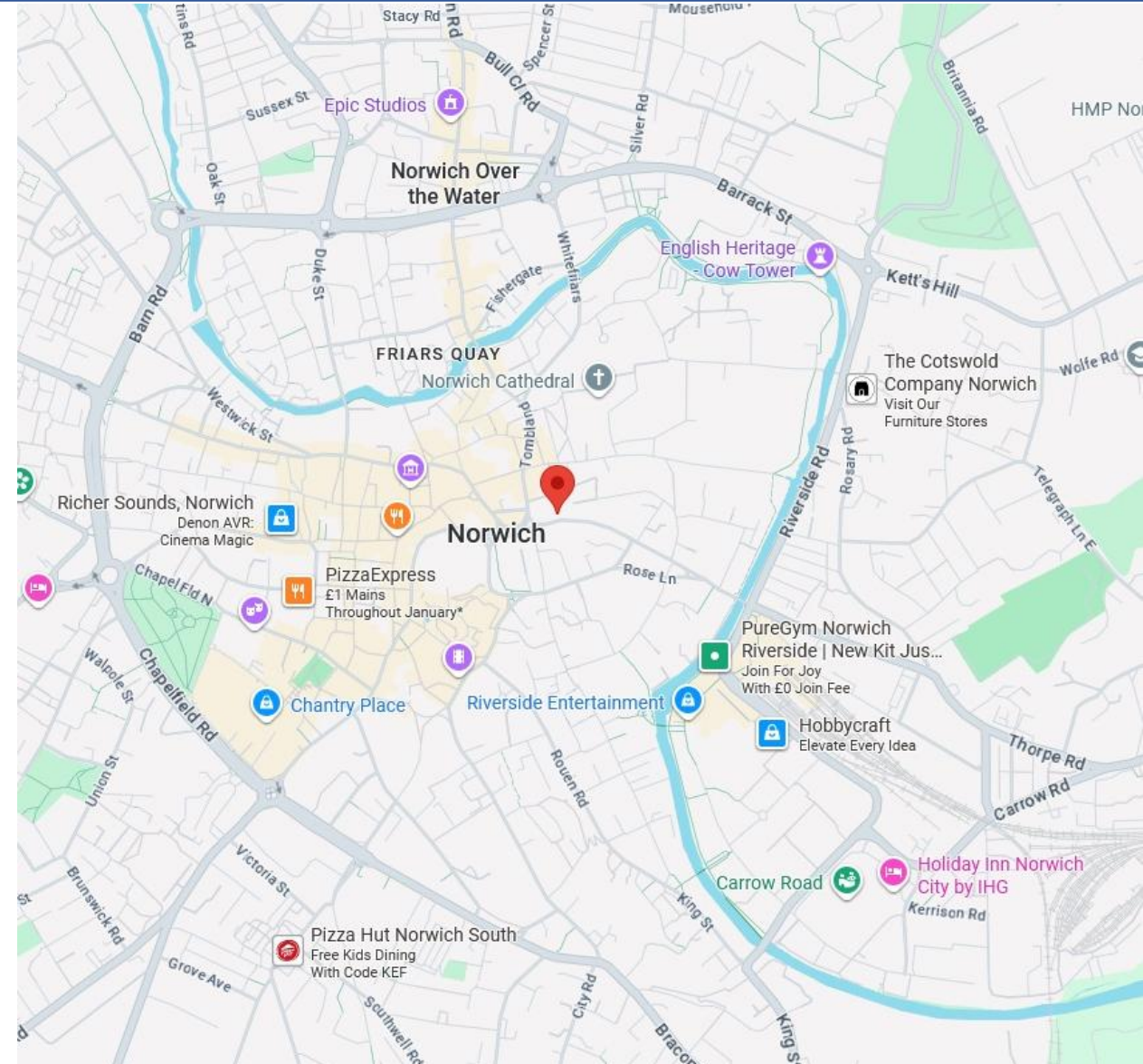
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Location:

Norwich city centre provides an extensive range of shops and amenities. Norwich Station is within walking distance, approximately 0.4 miles away from the property. The property is located on Prince of Wales Road, which is the main thoroughfare from the city centre and Tombland to the Riverside complex and train station. The area is a mixture of bars, offices, and residential accommodation and within easy walking distance to the main shopping areas of Chantry Place and Castle Quarter. Occupiers nearby include restaurant's, estate agents, convenience store and many more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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