



ROADSITE PREMISES WITH LARGE FORECOURT

HIGHFIELD GARAGE, MAIN ROAD, SWARDESTON, NORWICH, NR14 8DN

BROWN & CO



ROADSITE PREMISES WITH LARGE FORECOURT , HIGHFIELD GARAGE, MAIN ROAD, SWARDESTON, NORWICH, NR14 8DN

TO LET £25,000 PAX

- Large forecourt with parking for approximately 35 cars
- Prominent roadside position with excellent frontage
- Suitable for a variety of uses (s.t.p)



DESCRIPTION

The premises to be let comprises a two-storey shop with prominent roadside frontage and large forecourt with parking for approximately 35 cars.

It is of brick construction with a largely glazed front elevation under a pitched and hipped tiled roof. Internally, the ground floor is largely open-plan providing a clear sales area with the exception of a stairwell to the first floor. To the side of the property is a 2.4m tall roller shutter door allowing for loading directly to the property.

The first floor comprises two separate offices/break out spaces, together with a separate kitchen and WC facilities.

ACCOMMODATION

Measured on a net internal basis, the property comprises the following floor area:

DESCRIPTION	Sq ft	Sq m
Ground floor	1,501	139.4
First floor	506	47.0
TOTAL NIA	2,007	186.5
Forecourt	9,645	896.0

LOCATION

Highfield Garage is situated on Main Road in the village of Swardeston, approximately 5 miles south-west of Norwich city centre. The property occupies a prominent roadside position on the B1113, which provides direct access to Norwich and links with the wider road network, including the A47 trunk road.

Swardeston is an established South Norfolk village with a mix of residential, agricultural and commercial uses. Nearby occupiers include Fat Radish Kitchen Company and Hapton Services. The property benefits from good visibility and accessibility within the local area, serving both the surrounding villages and the wider Norwich catchment

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Business rates will be the responsibility of the occupier. The property has the current assessment:

Rateable Value (from 1st April 2026) - £12,250

Rates Payable - £5,292

LEASE & RENTAL TERMS

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rent of £25,000 per annum exclusive.

EPC

The property has an EPC rating of C(55).

VAT

It is understood that VAT is not applicable and will not be charged in addition to the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co
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