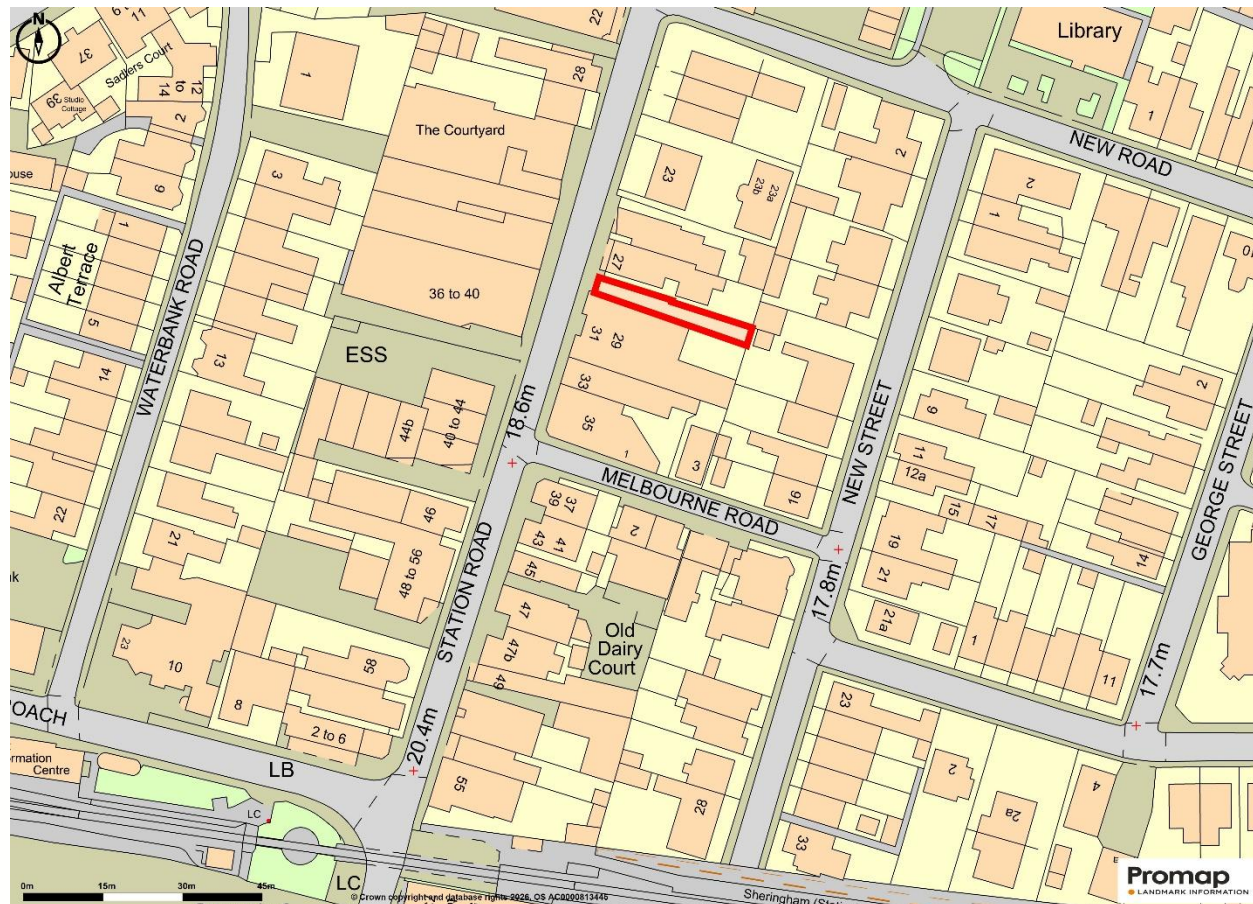




25 King Street, Norwich, NR1 1PD
01603 620551

Description

The property comprises a prominent, narrow but deep, single-storey retail unit with a timber-framed glazed shopfront fronting Station Road.

The accommodation consists of a sales area at the front of the premises, with the remainder of the unit fitted out for its current use as a bakery. The rear accommodation provides production and preparation areas together with ancillary storage and staff facilities, including a WC.

The property has recently undergone roof replacement works.

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	M²	Sq Ft
Retail	36.21	390
Rear Ancillary	37.75	406
Total NIA	73.96	796

Terms

The freehold interest in the property is available for sale at **£135,000 exclusive**. The property is available with tenant and accociated lease in place.

Business Rates

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

Description: Shop and Premises
Rateable Value: £9,100.00
Rates Payable 2026/2027: £3,476.20

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

Tenancy

Tenant: Quintin Nel
Term: 19 years from 23 August 2024
Rent: £8,200 per annum
Repairs: Full repairing and Insuring
Rent Review: 23 August 2026 and every 3rd Anniversary of that date

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing
harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120

