



Location

The property occupies a prominent position at the junction of Mile Cross Lane and Mason Road on the north side of Norwich, approximately 2.5 miles from the city centre.

Mile Cross Lane forms part of the busy A140 Norwich Outer Ring Road. Mason Road is an established industrial estate. The area is a popular trade and showroom location with occupiers of note in the immediate vicinity including Jewson, Magnet, B&M, Hughes, KFC, Screwfix, Seat, GSF and Tesla.

Description

The property comprises a two-storey, detached former bank branch with car park. The ground floor provides a former banking hall with ancillary offices, storage and WC. The first floor provides further office accommodation, stores and WCs.

The main attributes of the property are as follows:

- Highly prominent frontage to Norwich Outer Ring Road.
- Modern accommodation with air conditioning.
- Large surfaced car park for circa 15 cars.
- Potential for various commercial uses.

Accommodation

The property has the following gross internal floor areas (GIA):

Ground floor: 2,165 sq ft (201.1 sq m)
First floor: 1,455 sq ft (135.2 sq m)

Total: 3,619 sq ft (336.3 sq m)

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£35,000 per annum exclusive, plus VAT (if applicable).

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of TBC (TBC). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £24,500. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the current use falls within use class E (bank) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

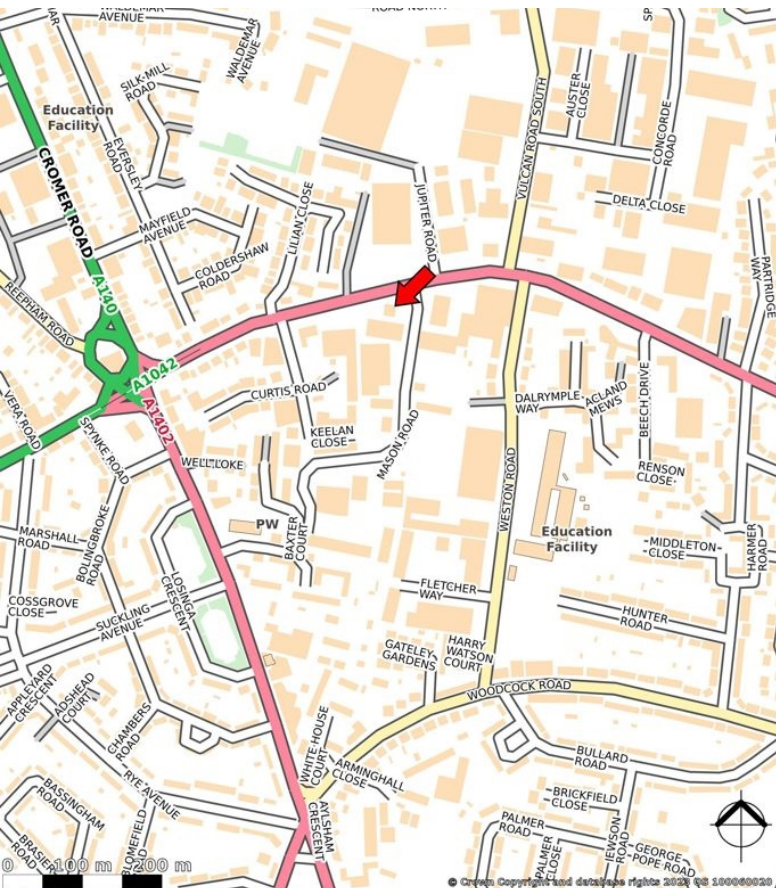
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Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



SUBJECT TO CONTRACT
 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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