



Location

The property is located in Norwich city centre, close to the junction of Duke Street, St Andrews Street and Charing Cross, an established location for estate agents and other office occupiers. It is close to the central retail core with its wide range of shopping, leisure and commercial facilities, in the middle of the Norwich University of the Arts campus and on the edge of the Norwich Lanes, a district renowned for its independent shopping, cafes and restaurants. Norwich's largest public car park (1,084 spaces) is nearby and Duke Street provides a swift link with the Inner Ring Road to the north.

Description

The premises comprise a self contained three storey terraced office building with the following specification and features:

- Ground floor entrance and lobby
- Open plan second floor office space
- Internal offices and meeting rooms to first and second floor
- Male and female WC facilities on the first floor
- New carpeted floors to the offices
- Emulsioned walls
- Newly refurbished second floor kitchen
- AC cooling and heating to part
- Double glazed windows and secondary glazing to part
- Security alarm

Accommodation

The property is arranged over ground, first and second floor having the following approximate net internal floor areas:

Ground floor: 112 sq ft (10.4 sq m)
 First floor: 110 sq ft (10.2 sq m)
 Second Floor: 1108 sq ft (102.9 sq m)

Total: 1,330 sq ft (123.5 sq m)

Tenure & Terms

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

Rent

£15,500 per annum exclusive

Energy Performance Certificate

The property has an Energy Performance Asset Rating of (TBC). Full details are available from the letting agents.

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

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£14,250**. 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 (offices) 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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benc@rochecs.co.uk

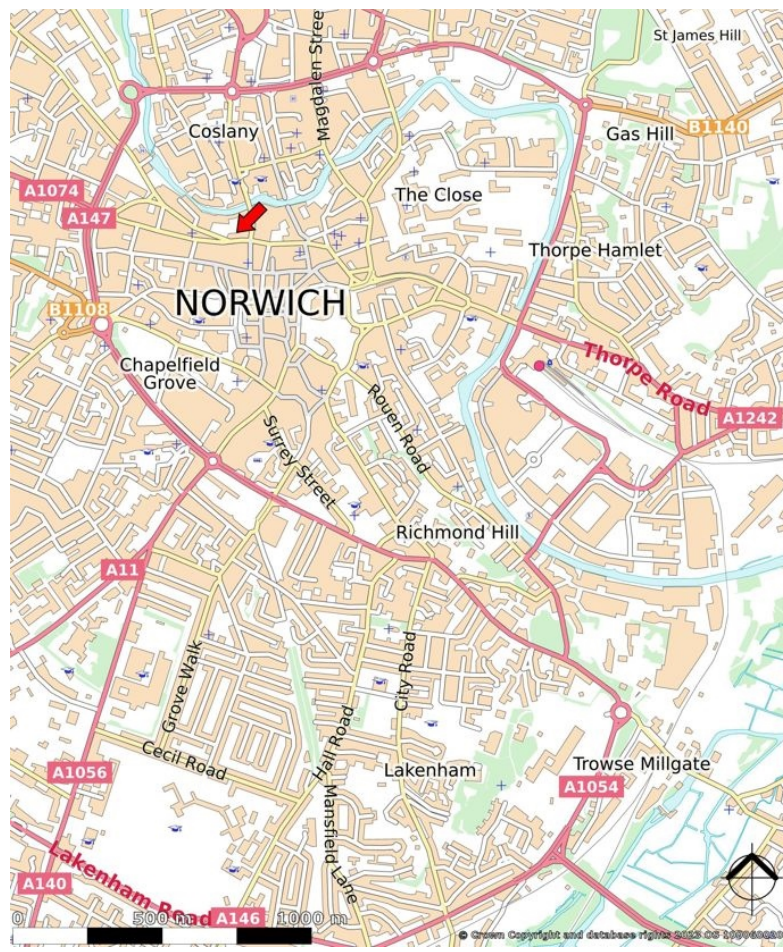
Legal Costs

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

VAT

The property is not elected for VAT and VAT will not be payable on the rent.

James Allen
Roche Chartered Surveyors
01603 756332 / 07778 297298
jamesa@rochecs.co.uk



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IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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