

Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB  
Retail Shop & Offices to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB

## Retail Shop & Offices to Rent



### Property Features:

- Comprises three-storey commercial building
- Suspended ceilings incorporating Cat 2 lighting
- Disabled WC facilities and carpeted floors
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Within close proximity to multi storey public car park.
- Occupiers nearby include restaurant`s, estate agents, convenience store, barber shop and many more.



### Property Description:

Comprises three-storey retail & office building. The ground floor provides self contained office/retail unit fronting Prince of Wales Road. The first and second floor provides primarily open plan office accommodation accessed from a separate ground floor entry.

Ground Floor Shop No.18: 93.0 sq m (1,001 sq ft)

First Floor Office: 155.6 sq m (1,675 sq ft)

Second Floor Office: 162.4 sq m (1,748 sq ft)

**Total GIA: 411 sq m (4,424 sq ft)**



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### Terms:

Available on a new lease with terms to be agreed by negotiation  
Rent: £769.23 + VAT per week (PCM: £3,333.33 + VAT)  
Deposit: £10,000 (3 Months)

### Rateable Value: From 1<sup>st</sup> April 2026

Rateable Value:	Rates Payable:
Shop No.18 & First Floor: £26,000 p.a.	~£9,930 p.a.
Second Floor: £21,250 p.a.	~£8,120 p.a.

*For more information on business rates and rate reliefs,  
please refer to Norwich council website: [www.norwich.gov.uk](http://www.norwich.gov.uk)*

### EPC:

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



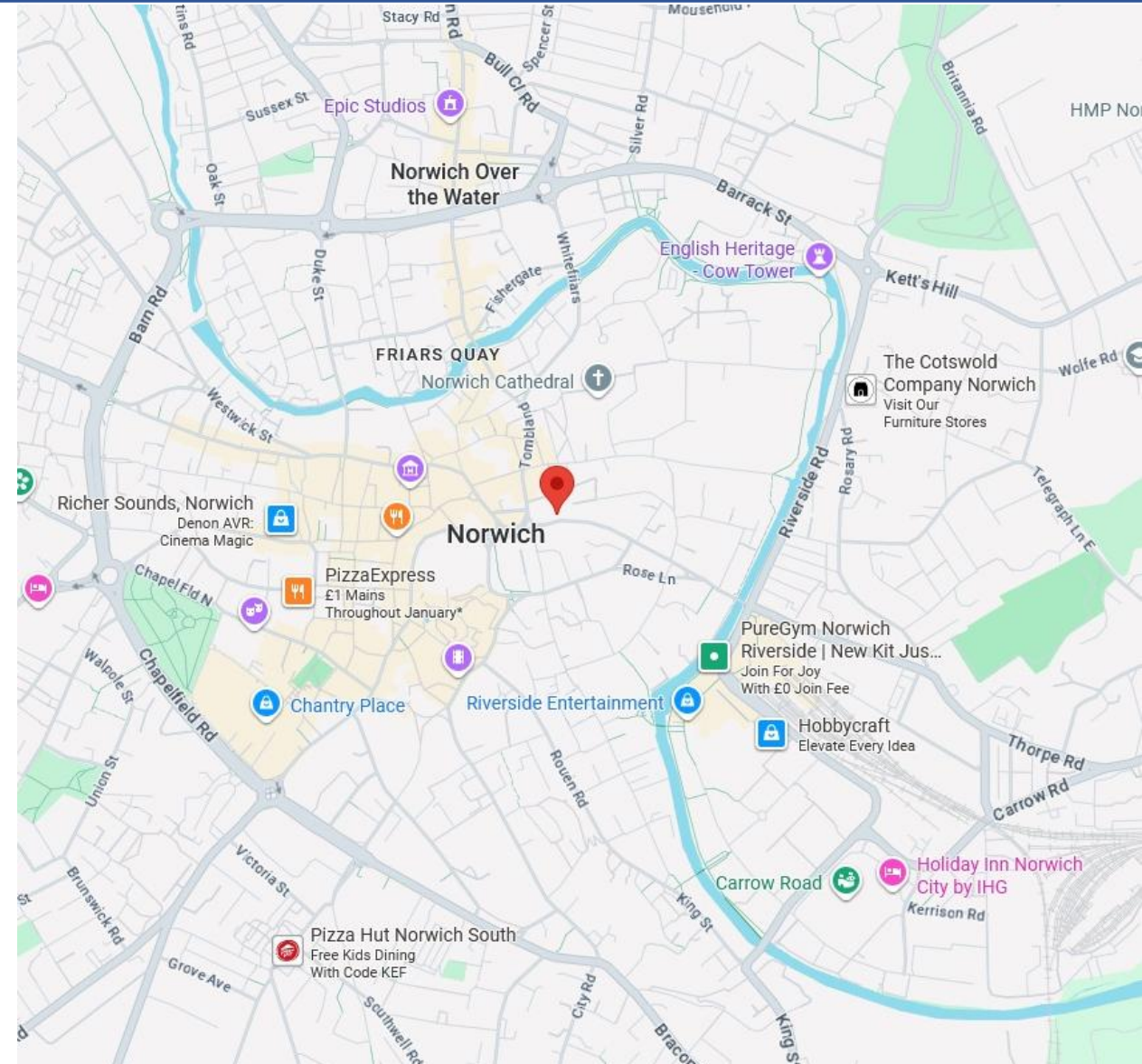
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### Location:

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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