



OFFICE PREMISES WITH PARKING

486 SPROWSTON ROAD, NORWICH, NORFOLK, NR3 4DY

- Well located fronting Sprowston Road, inside Norwich's inner ring road
- 32 carparking spaces
- Suitable for a variety of uses S.T.P.

FOR SALE £425,000 | 146.3 Sqm (1,575 sqft)

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LOCATION

The property is situated in a busy location on the Norwich Inner Ring Road. The area is popular with a mix of commercial occupiers who benefit from the densely populated area.

The property is situated next to the Brickmaker's Public House, prominently on the Sprowston Road at its junction with the A1042, part of Norwich's inner ring road.

The recently refurbished Aldi, situated close by on Sprowston Road underlines the area's busy and prominent location.

DESCRIPTION

The property comprises a single storey brick-built building with flat roof and UPVC double glazed windows.

Internally, the accommodation has been sub-divided with glazed partitions to provide a combination of open plan and private offices with additional boardroom. The offices have suspended ceilings with modern lighting, air-conditioning and carpeted floors throughout. There is a large separate kitchen and male and female WCs. We understand the property also benefit from a 3-phase electricity supply and an EV charging point.

Externally, the property has 5 parking spaces and the front of the property and a large rear carpark offering a further 27 parking spaces.

The neighbouring property benefits from a right of access over the roadway at the side of the subject property.

ACCOMMODATION

Description	Sqft	Sqm
Office	1,316	122.3
Kitchen	130	12.1
WC	129	11.9
Total NIA	1,575	146.3

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.

We understand the property is connected to mains electricity, water and sewage.

BUSINESS RATES

Business rates will be the responsibility of the occupier. The premises have the following assessment:

Rateable Value - £22,750

Rates payable - £9,828

PRICE

The property is available to purchase freehold at a price of £425,000.

EPC

The property has an EPC rating of A(24).

VAT

To be confirmed.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

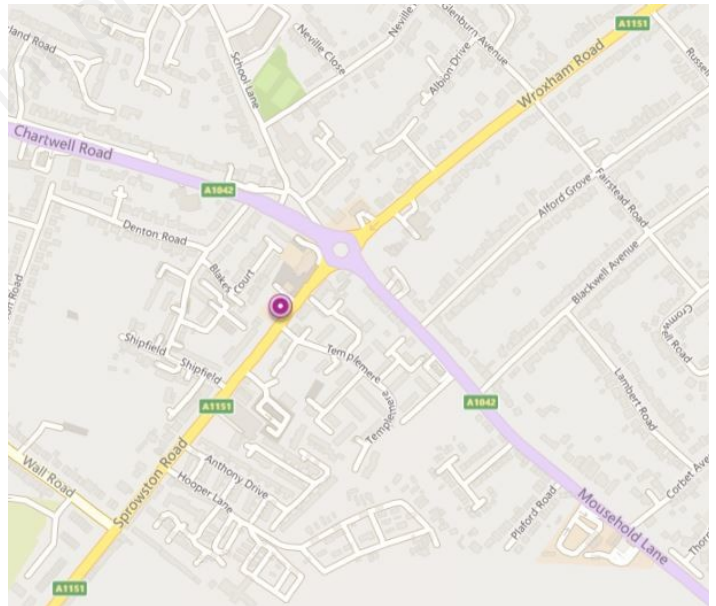
For further information or to arrange a viewing please contact:

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