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564 Dereham Road, Norwich, NR5 8TU **TO LET £15,000 per annum**

Ground floor retail unit

- Established and prominent retail parade
- Customer parking to the front
- Suitable for a variety of uses STP
- Good visibility to passing traffic

74.7 sq m (804 sq ft)



Location

The property is located on Dereham Road, a busy arterial route out of Norwich. It is located 2.5 miles from Norwich city centre and is a short drive from Norwich's outer ring road.

The property is situated within a busy parade in a very visible and accessible location, benefiting from a large amount of passing traffic on Dereham Road.

Occupiers include Boots Pharmacy, McColl's Newsagents and Betfred. Aldi is also within close proximity.

Description

The property comprises a ground floor, mid terrace retail unit within a small parade of shops on the Dereham Road. The building is of brick construction with rendered uppers, with a tiled, pitched and hipped roof. 564 Dereham Road has a fully-glazed shop front, with a single personnel door to the left side.

Previously operating as a butcher, the property is largely open-plan except for some temporary partitioning and a refrigeration unit. To the rear of the property is a small kitchenette, WC and office/store room.

To the front of the property are a number of customer parking spaces, available on an ad-hoc basis.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Retail Area	71.5	770
Office/Store	3.1	34
Total NIA	74.7	804

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 that there is mains electricity, water, drainage and gas to the property.

Business Rates

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

Description	Shop and Premises
Rateable Value	£13,000
Rates payable for 2022/2023	£7,485*

*The incoming tenant may be eligible for partial rates relief as the rateable value is below £15,000.

Tenure

The Property is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rent of **£15,000 per annum**.

VAT

It is understood that VAT is applicable.

Legal Costs

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

EPC Rating

Energy Rating E112.

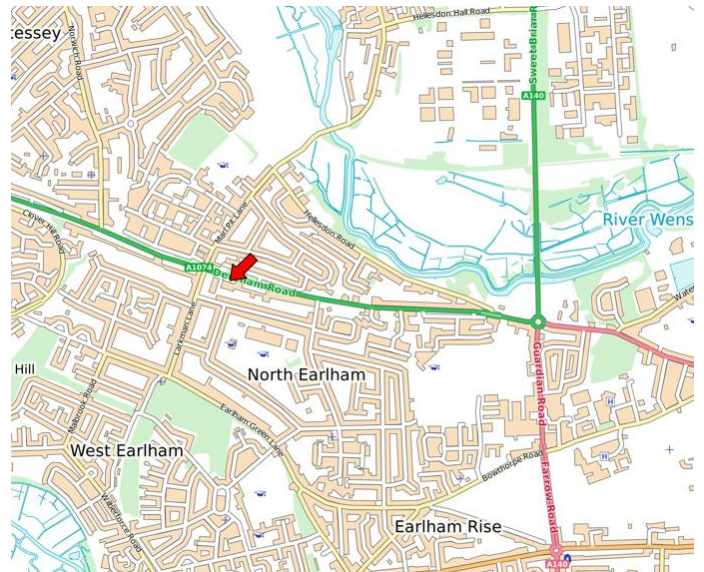
Viewing & Further Information

Strictly by appointment with the sole letting agent:-

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