



Former Bank Premises
256.99 SqM (2,765 SqFt)

DRAFT

Retail

To Let

**SUITABLE FOR RETAIL,
OFFICE OR CAFÉ USE**

PROMINENT LOCATION

**CLOSE TO NORWICH
RAILWAY STATION**

**ADJACENT TO THE PREMIER
INN**

105 Prince Of Wales Road, Norwich, NR1 1DX

The property is situated at the eastern end of Prince of Wales Road in Norwich City Centre. Prince of Wales Road is a link between the railway station and the core of the city centre and the Market Place.

Prince of Wales Road is evolving including conversion of the former Mercy night club to residential.

The property benefits from a high degree of pedestrian passing traffic between the train station and the city centre, as well as vehicular traffic, as Prince of Wales Road is a busy vehicular thoroughfare into and exiting the city centre.

Description

The property comprises the ground floor of a three storey building, formerly occupied by NatWest.

Internally, the property is accessed from Prince of Wales Road via an aluminium framed double pedestrian door, into an open retail area with three partitioned offices to one side. This in turn leads to another area with street frontage, with a further display window to Prince of Wales Road. The accommodation benefits from suspended ceilings, carpeted, plaster and painted walls. It has air conditioning to part.

At the rear of the main hall is a strong room, additional storage cupboards, separate ladies and gents WCs along with staff kitchen facilities and one further office/store.

There is a car park to the rear which is a pay and display car park serviced by the Premier Inn Hotel.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following net internal floor areas:

	Sq Ft	M ²
Banking Hall	1687	156.77
Side Office	475	44.16
Strong Room	178	16.56
Stores, staff and ancillary	425	39.50
Total	2,765	256.99

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£33,500 per annum** exclusive.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Bank and Premises

Rateable Value: £25,250

Rates Payable 2022/2023: £12,599.75

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Nick O'Leary Tel: 01603 216827

nick.oleary@arnoldskeys.com

or

Harry Downing Tel: 01603 216806

harry.downing@arnoldskeys.com

SUBJECT TO CONTRACT - HCC/hcc/01.2022