

Retail Unit
59.55 m² (641 SqFt)

Retail
To Let

71 Yarmouth Road, Norwich, Norfolk NR7 0AA

**ATTRACTIVE LOCATION
OVERLOOKING RIVER GREEN**

**FRONTING A1242 YARMOUTH
ROAD**

**CLOSE TO NEW RIVER
GREEN PANTRY**

Convenient ground floor shop overlooking the river green in the suburb of Thorpe St Andrew, fronting the main Yarmouth Road, the A1242.

The property is located fronting Yarmouth Road, approximately 1 mile east of Norwich city centre. The immediate surrounding area is predominantly residential although there are a number of commercial uses nearby including Chaplin Farrant Architects, Rushcutters Public House and Harleys Barbers Shop and River Green Pantry.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The subject property comprises a mid terrace building built of traditional brick and part flint construction under a pitched pantiled roof. The property provides a ground floor shop, with access to the side.

The shop is available to let, and has a display window to Yarmouth Road and is under a flat roofed front extension. This opens into a larger trading area which is fitted out with hairdressing stations and a rear consulting room.

Accommodation

The property has previously been measured and the ground floor retail property provides the following accommodation:

Description	SqM	SqFt
Main retail area	40.55	436
Treatment rooms / Storage	19.04	205
WC	---	---
TOTAL NIA	59.55	641

Terms

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£9,600 per annum exclusive**.

Business Rates

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

Description: Shop and Premises

Rateable Value: £10,000

Rates Payable 2023/2024: £4,990*

*The incoming tenant may benefit from 100% small business rates relief.

Legal Costs

Ingoing tenant to bear the legal costs of for both parties.

VAT

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

Estate Agent's Act 1979

Under the Estate Agent's Act we are instructed to notify that the landlord is a connected party to Arnolds Keys.

EPC

The property has an EPC rating of: **C**

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Guy Gowing

guy.gowing@arnoldskeys.com

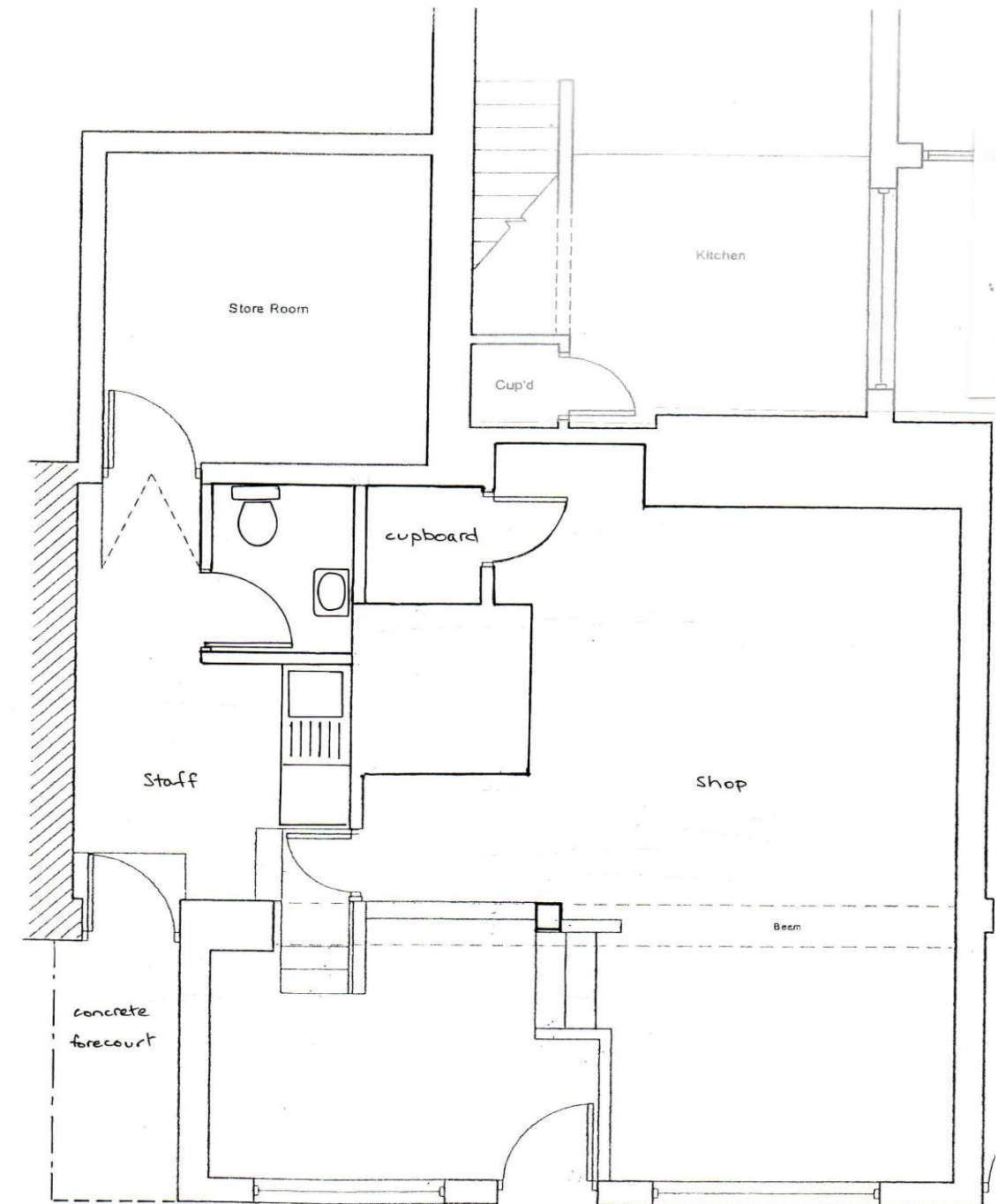
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Harry Downing

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SUBJECT TO CONTRACT - GWBG/njr/28749/120



GROUND FLOOR PLAN 1:50