



Freehold Showroom
126.16 m² (1,358SqFt)

Retail
For Sale

212 Mile Cross Lane, Norwich, Norfolk NR6 6SE

FRONTING NORWICH'S OUTER RING ROAD

REFURBISHED SHOWROOM

WITH GENEROUS CAR PARKING

SUITABLE FOR OWNER OCCUPATION OR INVESTMENT

The property is situated in a highly prominent position fronting Norwich's outer ring road approximately 3 miles north of the city centre in a location popular with both motor trade and DIY showrooms, including furniture, showrooms. Nearby occupiers include B&M Retail, Morton Conservatories, ScrewFix, Magnet, Jewson and Duff Morgan Seat.

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 property sits on a generous site with forecourt and on street parking. It comprises a two storey building offering refurbished attractive showroom accommodation over both floors.

It comprises an attractive two storey terrace building, of brick construction under a pitched tiled roof and partially cedar clad.

The ground floor offers two showroom areas and a rear office/showroom and WC, the first floor has two further showroom areas and an office at the rear.

Accommodation

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

| Description | m ² | Sq Ft |
|--------------------------------|----------------|-------------|
| Ground floor | | |
| Showroom front | 22.05 | 237 |
| Showroom rear | 36.69 | 427 |
| Office/showroom | 9.36 | 101 |
| WC | -- | -- |
| First floor showrooms & office | 55.08 | 593 |
| Total | 126.18 | 1358 |

Terms

The freehold interest in the property is available for sale at **£325,000 exclusive**.

Business Rates

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

Description: Shop and Premises

Rateable Value: £5,900

Rates Payable 2021/2022: £2,944.10

Ingoing occupiers may benefit from 100% small business rate relief

Legal Costs

Each party to bear their own costs

VAT

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

EPC

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - GWBG/njr/28759/120

