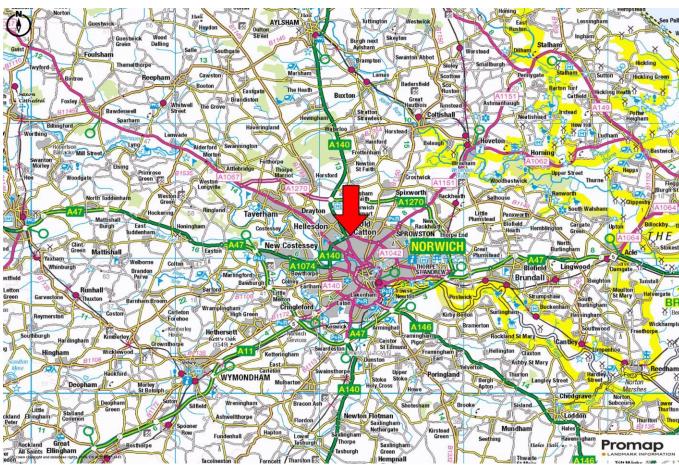
## **Arnolds | Keys**

Trusted Property Experts





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Freehold Showroom 126.16 m² (1,358SqFt) Retail

For Sale

FRONTING NORWICH'S OUTER RING ROAD

REFURBISHED SHOWROOM

WITH GENEROUS CAR PARKING

SUITABLE FOR OWNER OCCUPATION OR INVESTMENT

212 Mile Cross Lane, Norwich, Norfolk NR6 6SE

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.



## 212 Mile Cross Lane, Norwich, Norfolk NR6 6SE

## 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	m²	Sq Ft
Ground floor		
Showroom front	22.05	237
Showroom rear	36.69	427
Office/showroom	9.36	101
WC		
First floor showrooms &	55.08	593
office		
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

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

**Guy Gowing** 

guy.gowing@arnoldskeys.com

DDi: 01603 216804

SUBJECT TO CONTRACT - GWBG/njr/28759/120

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