



Retail Unit
39.11 m² (421 sq ft)

Retail

To Let

BUSY TRADING LOCATION
ESTABLISHED SUBURBAN SHOPPING CENTRE

NEXT TO ONE STOP CONVENIENCE STORE & POST OFFICE

GENEROUS CUSTOMER CAR PARKING TO THE REAR
ACCESSED FROM ST MICHAELS ROAD

5 South Norfolk Shopping Centre, Swan lane, Long Stratton, NR15 2XN

Long Stratton is an expanding village situated on the A140 Ipswich Road approximately 10 miles south of Norwich. The village has a comprehensive range of local facilities including a doctors surgery and leisure centre. Construction of a new bypass around the east of the town is underway together with plans for up to an additional 1,800 new homes and a primary school.

Neighbouring tenants include Court House Cards & Stationery, The Butchers House, One Stop Convenience Store & Post Office, Oh My Cod!

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

This use class E unit forms part of a terrace of single-storey retail units which are of traditional brick and block construction under a pitched and tiled roof. The property benefits from a large display window to the front elevation, WC, rear access, and a generous customer car park.

Accommodation

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

Description	m ²	Sq Ft
Unit 5	39.11	421

Terms

A new lease is available for a term to be agreed on effectively for full repairing and insuring terms at an initial rent of **£9,500 per annum**.

Business Rates

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

Description: Shop and Premises

Rateable Value: £6000

Rates Payable 2024/2025: £2,994*

*Small Business Rate Relief may be applicable

<https://www.gov.uk/apply-for-business-rate-relief/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 – NOL/njr/120

