



01603 629871 | norwich@brown-co.com



UNIT 16, BOWTHORPE SHOPPING CENTRE

Norwich, NR5 9HA

TO LET £8,000 pax

Self Contained Office Accommodation

- First Floor Office Suite
- Pedestrian precinct anchored by 40,000 sq ft Roys of Wroxham Supermarket
- 400 + free car parking spaces
- Immediately available

68.64 sq m (739 sq ft)



Location

Bowthorpe is a residential and commercial area situated approximately 4 miles to the west of Norwich City Centre with good access to the A47 southern bypass. With over **400 free car parking spaces** and being well served by public transport, the centre is easily accessible by car and bus.

The premises are situated within the pedestrian precinct of the Bowthorpe Shopping Centre, which is anchored by a 40,000 sq ft Roys of Wroxham supermarket and variety store.

Tenants in the shopping centre include Boots, Corals, EACH and East of England Co-Op, along with a bakers, a café and Chinese takeaway. The Bowthorpe Health Centre and Norkie public house are situated next to the shopping centre.

Description

The premises comprise a self contained first floor office suite with carpeted floor, storage heating, fluorescent lighting, kitchen and WC facilities.

Accommodation

Measured on a net internal basis the property has the following approximate net area:

	Sq M	Sq Ft
Office 1	35.36	381
Office 2	23.82	256
Kitchen	9.46	102
WC	-	-
Total NIA	68.64	739

Business Rates

Business Rates will be the responsibility of the occupier. The premises have the following assessment:

Description:	Offices and Premises
Rateable Value	£7,200
Rates Payable 2023/24	£0*

*As the RV is less than £12,000 the occupier may be eligible for small business rate relief, meaning no rates will be payable.

Service Charge

A service charge is payable to cover maintenance, repair and insurance of the shopping centre.

Terms

The property is available to let on a new lease, with the tenant responsible for internal repairs and shop front, for a term of years to be agreed.

Rent

£8,000 per annum exclusive.

VAT

It is understood that VAT will be charged in addition to the rent.

Legal Costs

Each party to bear their own legal costs incurred in documenting this transaction.

EPC

The property has an EPC rating of E124. The EPC certificate is available for inspection at the Agent's Office.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
The Atrium
St Georges Street
Norwich
Norfolk,
NR3 1AB

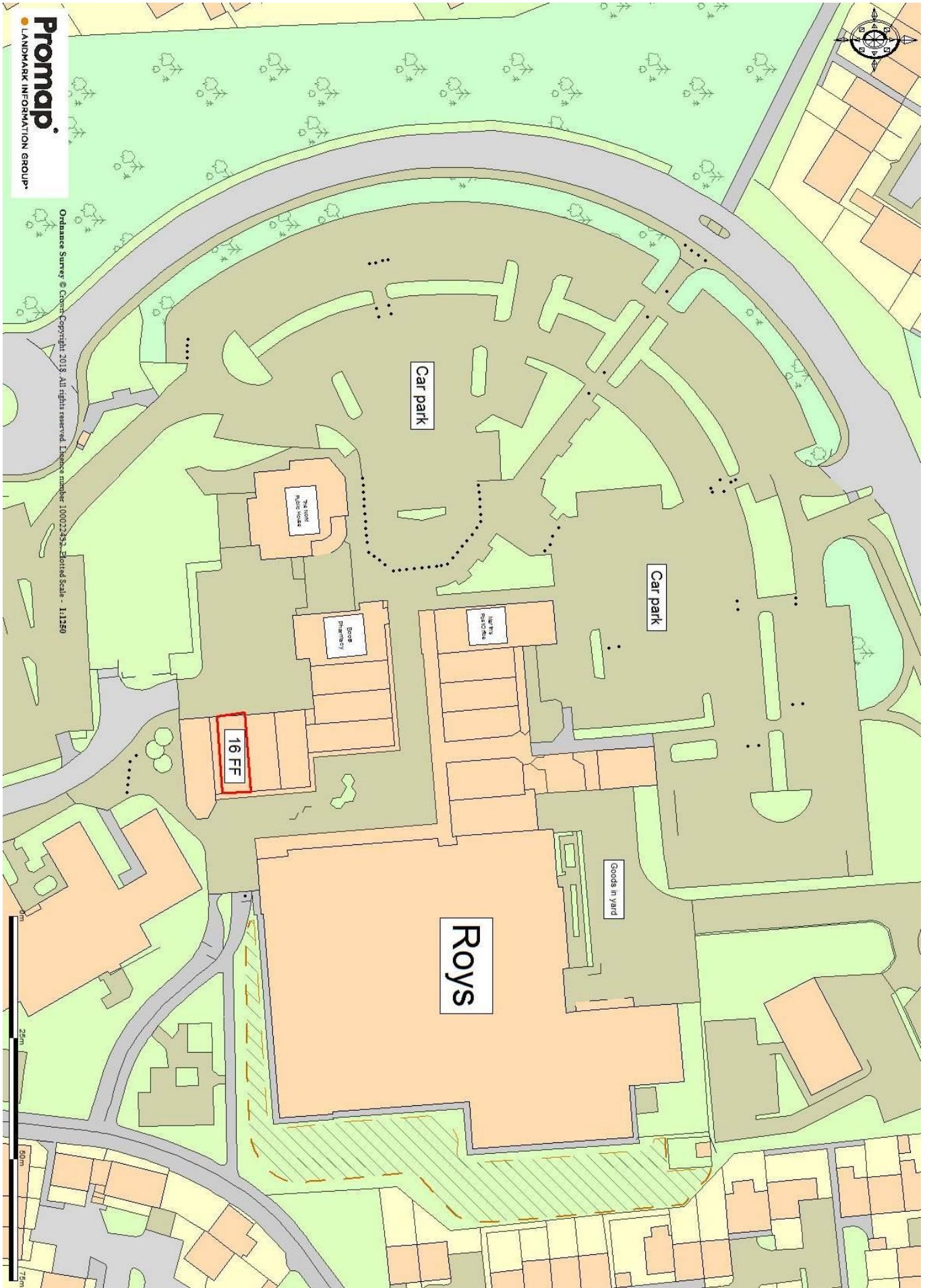
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25m
50m
75m

