



UNIT 4 ST AUGUSTINE'S GATE, WATERLOO ROAD, NORWICH, NR3 3BE

MODERN SHOP/OFFICE PREMISES

- Double-fronted unit
- Established and prominent retail parade
- Customer parking to the rear
- Suitable for a variety of uses

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TO LET £37,000 | 270 sq m (2,906 sq ft)

BROWN & CO

Property and Business Consultants
brown-co.com

Location

The property is prominently positioned fronting Waterloo Road at the junction with Aylsham Road and Magpie Road. The property is surrounded by a large residential catchment of Norwich and is situated on a principal arterial route into Norwich city centre from the north.

The property is part of a modern, mixed retail and residential development, situated close to the Norwich inner ring road and approximately 0.5 miles from Norwich city centre. Other occupiers within parade include Betfred, Dominos and Spar.

Description

The property comprises a ground floor, double-fronted retail unit that could be suitable for retail, office or leisure uses. It is largely open plan with an office/store room, kitchenette and WC facilities to the rear.

There is a small service yard to the rear of the property, beyond which there is a large customer car park offering one hour's free car parking.

Accommodation

The property provides the following net internal floor areas:

Description	sq m	sq ft
Retail Area	236.6	2,554
Office/Store Room	27	291
Kitchenette	6.7	72
Total NIA	270	2,906

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

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

Description	Offices & premises
Rateable Value (from 1 st April 2023)	£38,500
Rates payable for 2023/2024	£19,212

Planning

The property belongs to Use Class E, making it immediately suitable for a variety of uses including retail, office and a number of leisure uses.

Service Charge

A service charge will be levied in relation to the cleaning, repair, maintenance and security of the communal carpark.

Tenure

The Property is available to let on a new full repairing and insuring lease for term of years to be agreed for a rent of

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of C(52).

VAT

It is understood that VAT is applicable.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

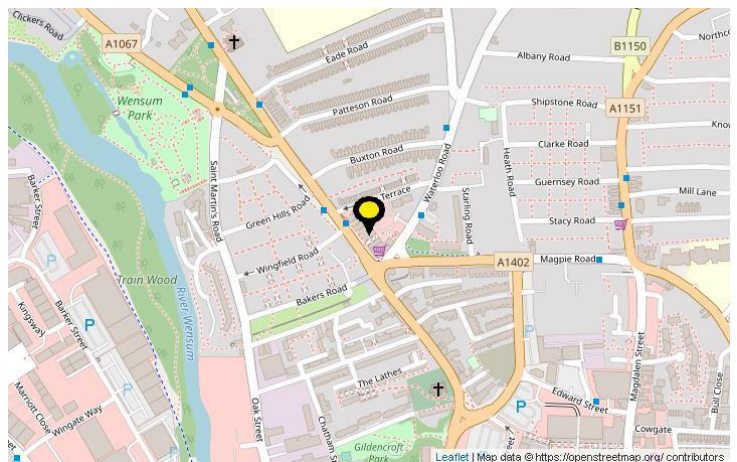
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