



309 REEPHAM ROAD, NORWICH, NORFOLK, NR6 5AD

GROUND FLOOR RETAIL UNIT WITH TWO-BEDROOM FLAT

- Prominent and visible location fronting Reepham Road
- Flat to be renovated
- Onsite and private parking
- Suitable for a variety of uses s.t.p
- Self contained garden

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BROWN & CO

Property and Business Consultants
brown-co.com

TO LET £22,000 PAX | SHOP- 65.9 sq m (709 sq ft) PLUS 2-bed flat

Location

The property is situated in a very visible and accessible location fronting Reepham Road approximately 4 miles north west of Norwich city centre, benefitting from a large amount of passing traffic.

Nearby occupiers include William H Brown Estate Agents, Toombs Butchers, Co Op and Cut Loose Hair Designs.

Description

The ground floor retail unit presents reasonably well with a wide shop front, spacious room to the front with rear office and large kitchen/ staff room. There is an area designated for parking at the front of the shop which allows for approximately 4 vehicles.

The flat provides two spacious bedrooms, 1 bathroom and separate kitchen, dining and /living room. The flat has it's own access at the side of the property but it can also be accessed through the ground floor retail premises. The flat will be renovated by the landlords.

The flat premises also benefits from a good size self-contained garden at the rear of the property.

Accommodation

The ground floor retail space provides the following gross internal floor area.

| Description | sq m | sq ft |
|--------------------|-------------|------------|
| Front retail space | 31 | 334 |
| Rear room | 16 | 173 |
| Kitchen | 13.4 | 144 |
| Lobby | 5.5 | 59 |
| Total GIA | 65.9 | 709 |

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.

We understand the property is connected to mains water, drainage and electricity.

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 2024) | £3,900 |
| Rates payable for 2024/2025 | £0* |

*The rateable value is below the minimum value threshold and an occupier may therefore be eligible for full rates relief.

Tenure

The property is available to let on a new landlords full repairing and insuring lease, for a term of years to be agreed.

Legal Costs

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

EPC Rating

The flat has an EPC rating of E.
The retail area is yet to be assessed.

Rent

£22,000 per annum exclusive.

Council Tax

Council tax is the responsibility of the occupier, the property falls under council tax band A.

VAT

It is understood that VAT is applicable.

Viewing & Further Information

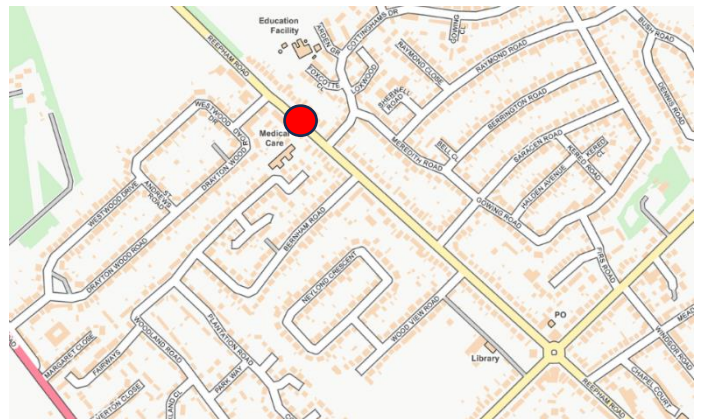
Strictly by appointment with the sole letting agent:-

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