



168 UNTHANK ROAD, NORWICH, NR2 2AB

FREEHOLD REDEVELOPMENT OPPORTUNITY

- Prominent position within Norwich's Golden Triangle
- Redevelopment potential
- Suitable for a variety of uses s.t.p
- To be sold with vacant possession

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BROWN & CO

Property and Business Consultants
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FOR SALE OFFERS IN EXCESS OF £225,000 | 103.3 sq m (1,112 sq ft)

Location

The property is located on Unthank Road, a popular shopping/restaurant location within Norwich's 'Golden Triangle'. Just two miles from the city centre, the street is characterised by a combination of popular independent shops/food outlets and larger chain occupiers such as Tesco Express, Adnams, Café Nero, William H Brown and Co-Op Daily.

Description

168 Unthank Road/2 Bury Street comprises a ground floor, lock-up shop and first floor storage.

The ground floor shop comprises an open-plan sales area with a rear store and WC.

The first floor, previously a 2 bedroom flat, provides additional storage. It is accessed via an external staircase to the rear of the property.

Externally, there is a forecourt to the front of the property.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Ground floor shop	59.5	641
First floor storage	43.8	472
Total NIA	103.3	1,112

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests 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	Shop and Premises
Rateable Value	£9,500
Rates payable for 2023/2024	£0*

* Interested parties may wish to know that qualifying occupiers may be entitled to full rates relief on properties with a rateable value of less than £12,000.

Lease Terms

The property is currently occupied by Anglian Convenience Stores Limited on a 15 year lease commencing 1st October 2003. The initial rent was £11,000 per annum which was increased on the 1st October 2013 to **£12,125 per annum**. The lease has expired and the tenant is now holding over, with notice served to terminate the lease in August 2024. The property will therefore be sold with vacant possession.

Price

The freehold is available to purchase at an asking price of **£225,000** with vacant possession.

VAT

It is understood that VAT is not applicable.

Legal Costs

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

EPC Rating

To be confirmed.

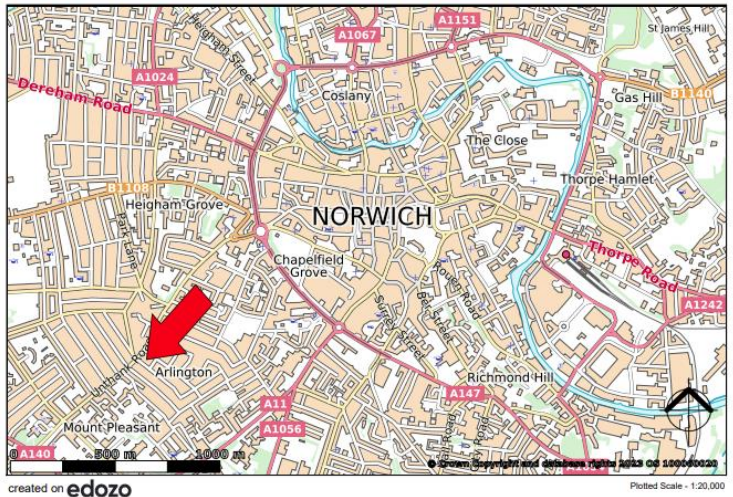
Viewing & Further Information

Strictly by appointment with the sole selling agent:-

Brown&Co

01603 629871

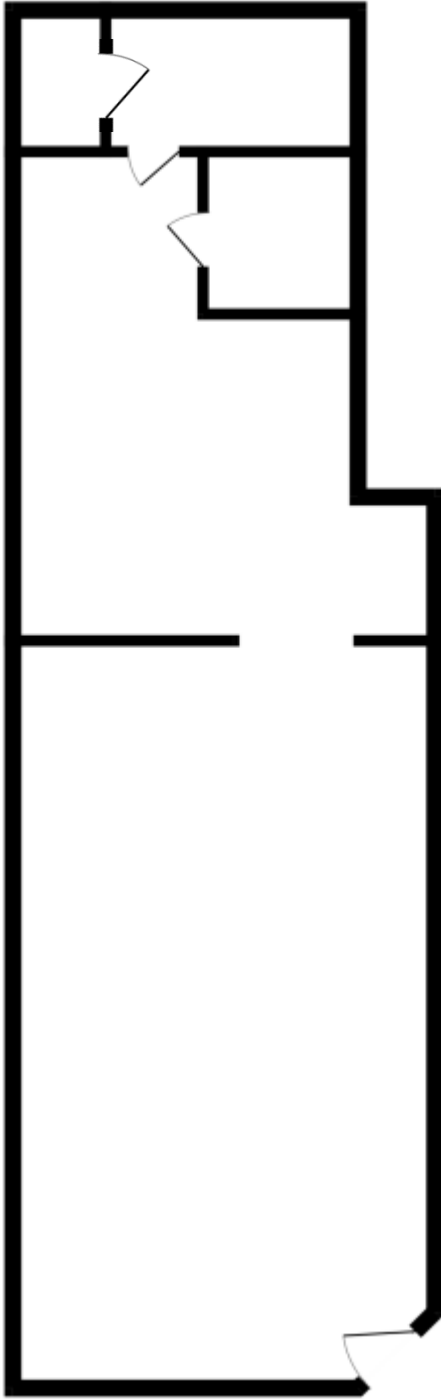
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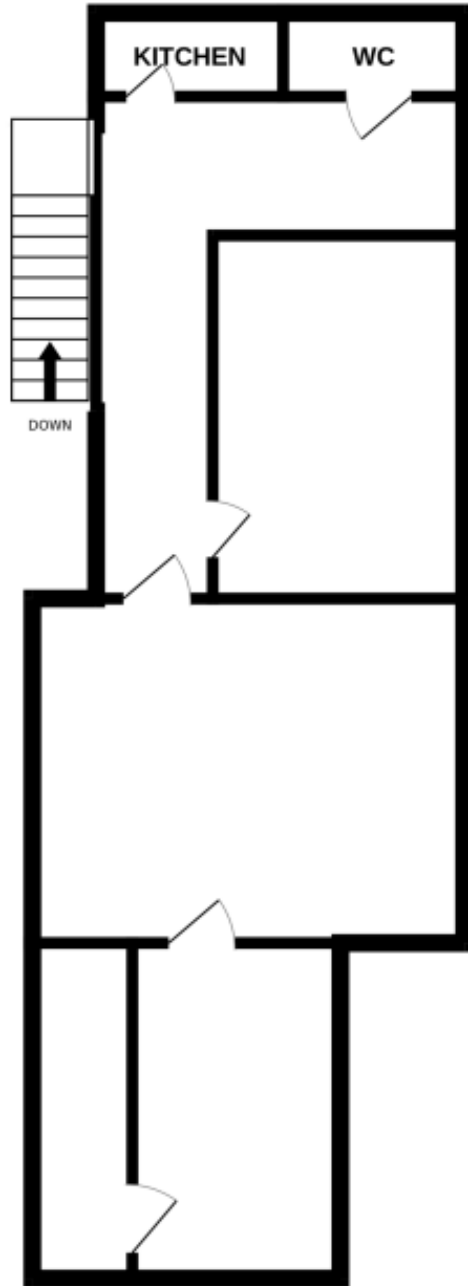
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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