



UNIT 14 BOWTHORPE SHOPPING CENTRE, NORWICH, NR5 9HA

SHOPPING CENTRE RETAIL UNIT

- Ground floor lock up shop
- 400 + free car parking spaces
- Pedestrian precinct anchored by 40,000 sq ft Roys of Wroxham Supermarket
- Immediately available

Anna Smith
Brown&Co Norwich
01603 598248
Anna.Smith@brown-co.com

TO LET £16,500 | 72.96 sq m (785 sq ft)

BROWN & CO

Property and Business Consultants
brown-co.com

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 is 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, EACH and East of England Co-Op, along with a bakers, a café, an opticians and Chinese takeaway. The Bowthorpe Health Centre and Norkie public house are situated next to the shopping centre.

Description

The premises comprise a ground floor lock up double shop unit with extensive return frontage, with brick and glazed shop front, suspended ceiling, carpeted floor, electric storage heating and rear/ancillary accommodation and WCs.

There is also rear access to the car park for loading/ additional entrance.

Accommodation

The property provides the following net internal floor areas:

Description	sq m	sq ft
Shop	65.70	707
Kitchen	7.26	78
Total NIA	72.96	785

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)	£12,000
Rates payable for 2023/2024	£0*

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

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

£16,500 per annum exclusive.

VAT

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

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.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

Anna Smith
01603 598248
07788 368078
Anna.smith@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

The Atrium, St Georges Street, Norwich NR3 1AB
01603 629871 | norwich@brown-co.com

BROWN & CO