

## 58 HEIGHAM ROAD, NORWICH, NR2 3AU

GROUND FLOOR COMMERCIAL PREMISES AND FIRST FLOOR FLAT

- Located in Norwich's Golden Triangle, just off Dereham Road
- Parking for four cars
- Suitable for a variety of uses s.t.p

**FOR SALE £350,000 | 137.4 sq m (1,479 sq ft)**

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**BROWN & CO**

Property and Business Consultants  
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## Location

The property is located on Heigham Road, west of Norwich City Centre and just off the Dereham Road. Heigham Road forms part of the sought after 'Golden Triangle' which is a popular residential area. Nearby commercial occupiers include Tesco Express, Becketts and The Cat House.

## Description

The property comprises a ground floor commercial premises and a first floor one bedroom flat.

Currently in use as a salon, the ground floor has a large open-plan hairdressing room, several smaller beauty treatment rooms and a WC, with a basement for additional storage. Towards the front of the property is a kitchen which opens onto a small courtyard garden.

The flat comprises a large open-plan kitchen/living area with separate bedroom and bathroom.

Externally there is space to park 4 cars.

## Accommodation

The property provides the following net internal floor areas:

Description	sq m	sq ft
Ground floor salon (NIA)	101.5	1,093
First floor flat (GIA)	11.5	124
Basement	-	-
<b>Total NIA</b>	<b>137.4</b>	<b>1,479</b>

## 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	Shop & premises
Rateable Value (from 1 <sup>st</sup> April 2023)	£9,700
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.

## Council Tax

The flat has a Council Tax rating of Band A.

## Legal Costs

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

## EPC Rating

The property has an EPC rating of D.

## Legal Costs

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

## Tenure

The property is held freehold and vacant possession of the ground floor will be given upon completion. It is available to purchase at a price of **£350,000**.

The first floor flat is let on an Assured Shorthold Tenancy agreement, now on a rolling basis and currently producing an income of £700 pcm.

## VAT

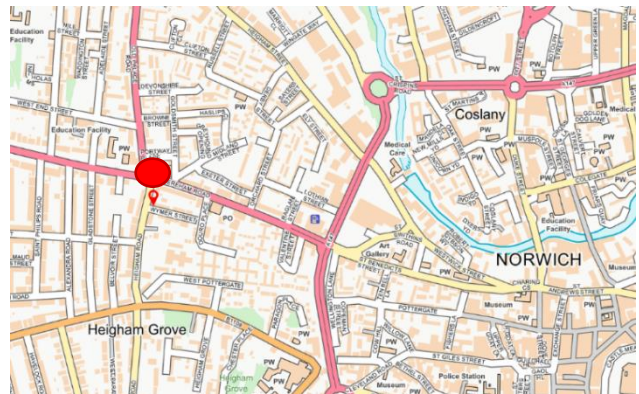
It is understood that VAT is not applicable.

## Viewing & Further Information

Strictly by appointment with the sole selling agent:-

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

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