



Location

The property is prominently located on one of the main access roads from Norwich, in the village of Eaton. Eaton is approximately 4 miles from the centre of Norwich.

The village is a very popular location and has a large residential population. Nearby occupiers include **Waitrose, Hammond & Stratford** and **Winkworths**. There is also **The Red Lion public house**. All nearby occupiers are within a short walk of the premises.

Description

The property comprises a two storey self contained office building. The front of the building is fully glazed providing an ample use of display area. The offices are mainly open plan with a meeting room on the ground floor and open plan with a fully glazed office on the first floor, which is located in the eaves of the building and has velux windows.

There are kitchen and wc facilities on the ground floor to the rear of the building with a personnel door leading to the single car park area to the side of the property. The property is in good decorative order and has cassette cooling, gas central heating, with the following factors:

- Freehold with vacant possession
- Prominent location in a popular village
- Modern office with fully glazed frontage

- Potential for alternative uses (subject to planning)
- Single parking space on site

Accommodation

Ground Floor	656 sq ft	(60.94 m2).
First Floor	360 sq ft	(33.44 m2)
Total	1,015 sq ft	(94.30 m2)

Tenure & Terms

The freehold interest in the property is available for offers in excess of **£350,000** exclusive.

Alternatively, the property may be available to let on a full repairing and insuring basis, at a rental of **£30,000** per annum, exclusive.

Our client reserves the right to charge VAT at the prevailing rate.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D. A full copy of the certificate is available upon request.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Rates

The Valuation Office Agency website indicates that the property is listed as 17a to 19 Eaton Street and as of 1st April 2023, the rateable value is £16,750.

This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

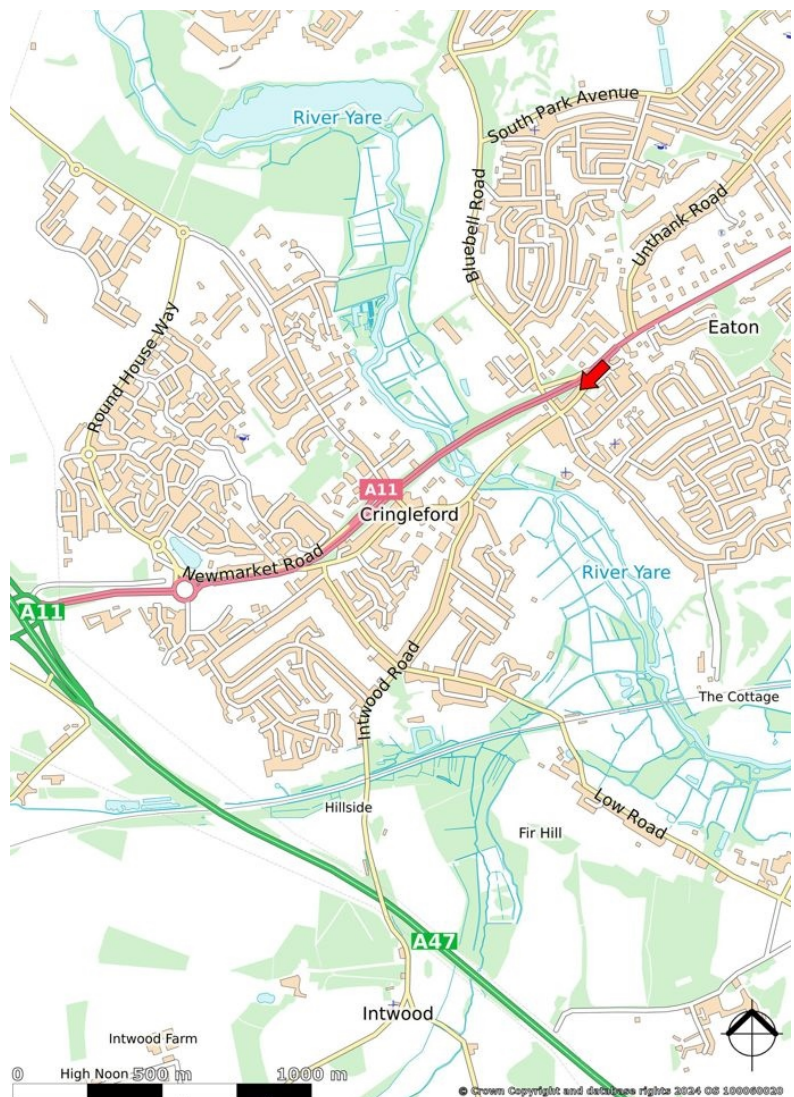
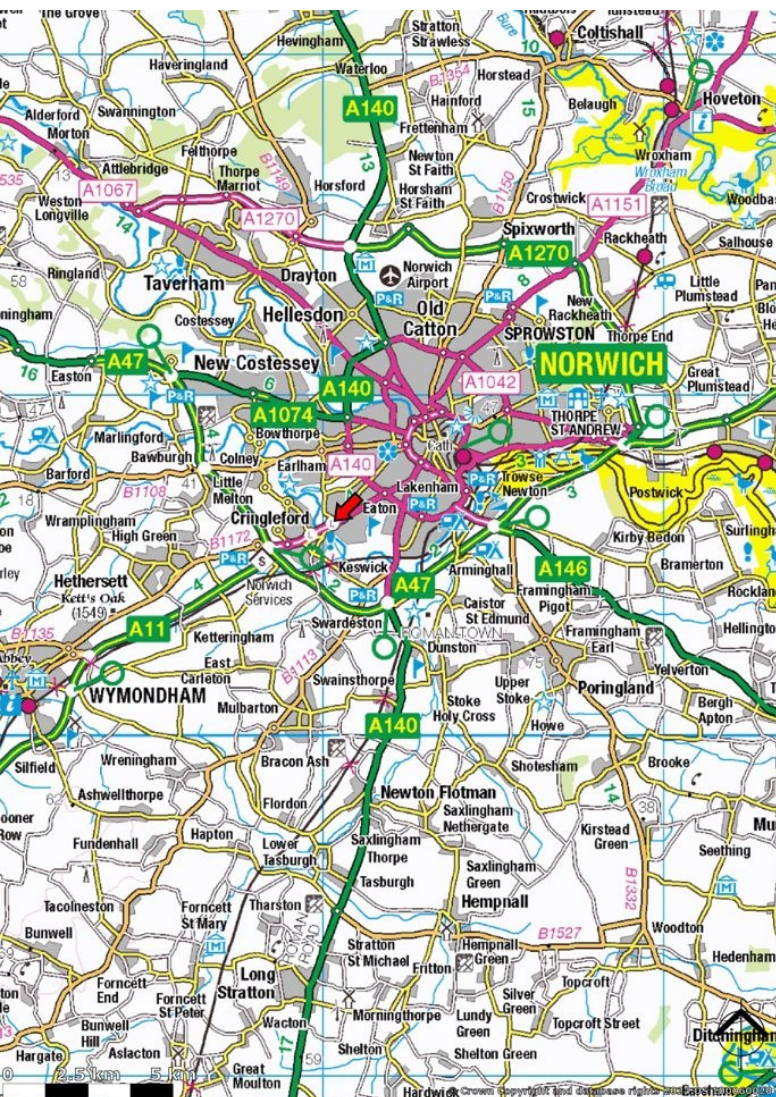
Viewings & Further Information

Graham Jones
Roche Chartered Surveyors
 01603 756338 / 07496 164609
grahamj@rochecs.co.uk

Legal Costs

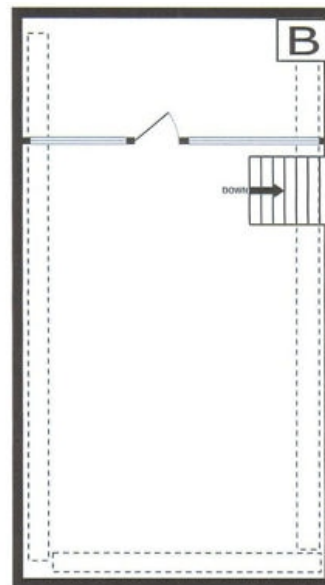
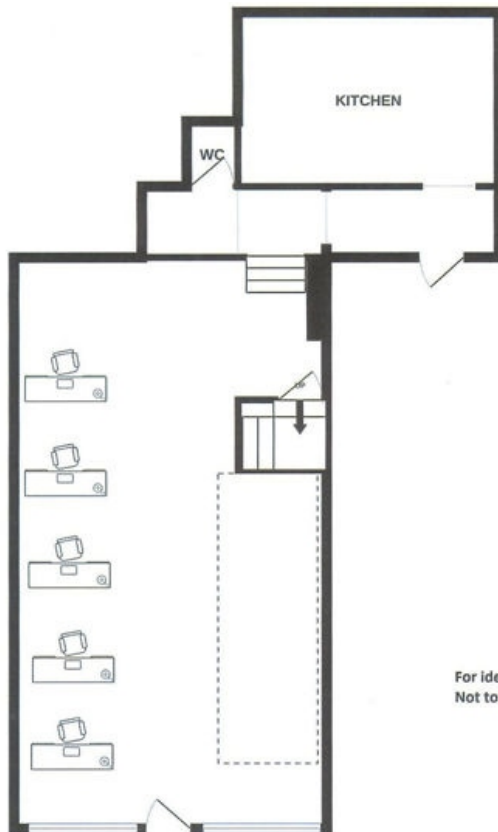
Each party is to be responsible for their own legal costs incurred in the transaction.

Hiedi Collis
Roche Chartered Surveyors
 01603 756343 / 07474 469929
hiedic@rochecs.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



For identification purposes only.
Not to scale and should not be relied upon for any potential fitout.

IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:
a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property