



Location

Anglia Square is a large neighbourhood shopping centre to the north of Norwich's city centre lying immediately adjacent to Magdalen Street and the Inner Ring Road. The centre has the benefit of surface car parking and is serviced by one of Norwich's main arterial bus routes.

Accommodation

Ground Floor (GF) First Floor (FF)

72 Magdalen Street:	GF 732 sq ft	91.3 sq m
	FF 728 sq ft	67.6 sq m
74 Magdalen Street:	GF 982 sq ft	91.3 sq m
78 Magdalen Street:	GF 1,432 sq ft	133.0 sq m
82 Magdalen Street:	GF 337 sq ft	31.3 sq m
86 Magdalen Street:	GF 818 sq ft	76.0 sq m
98 Magdalen Street:	GF 756 sq ft	70.2 sq m
	FF 1,151 sq ft	106.9 sq m
2/3 Sovereign Way:	GF 2,678 sq ft	248.8 sq m
4 Sovereign Way:	GF 1,367 sq ft	127.0 sq m
13/14 Anglia Square:	GF 1,376 sq ft	127.8 sq m
	FF 1,885 sq ft	175.1 sq m
18/23 Anglia Square:	GF 10,000 sq ft	929.0 sq m
1 Anne's Walk:	GF 767 sq ft	71.3 sq m
14/15 Botolph Way:	GF 1,276 sq ft	118.5 sq m
	FF 1,607 sq ft	149.3 sq m
16 Botolph Way:	GF 760 sq ft	70.6 sq m
	FF 630 sq ft	58.5 sq m
17 Botolph Way:	GF 705 sq ft	65.5 sq m
	FF 783 sq ft	72.8 sq m

Tenure & Terms

The units are available on new 3 year leases, subject to landlord options to break on and after 3/01/2025.

Rent & Service Charge

72 Magdalen Street:	£12,500 per annum plus VAT
74 Magdalen Street:	£10,000 per annum plus VAT
78 Magdalen Street:	£15,000 per annum plus VAT
82 Magdalen Street:	£5,000 per annum plus VAT
86 Magdalen Street:	£8,500 per annum plus VAT
98 Magdalen Street:	£10,000 per annum plus VAT
2/3 Sovereign Way:	£15,000 per annum plus VAT
4 Sovereign Way:	£10,000 per annum plus VAT
13/14 Anglia Square:	£13,500 per annum plus VAT
18/23 Anglia Square:	£20,000 per annum plus VAT
1 Anne's Walk:	£3,000 per annum plus VAT
14/15 Botolph Way:	£5,000 per annum plus VAT
16 Botolph Way:	£5,000 per annum plus VAT
17 Botolph Way:	£6,000 per annum plus VAT

Rates

The Valuation Office Agency website indicates 2023 Rateable Values are:

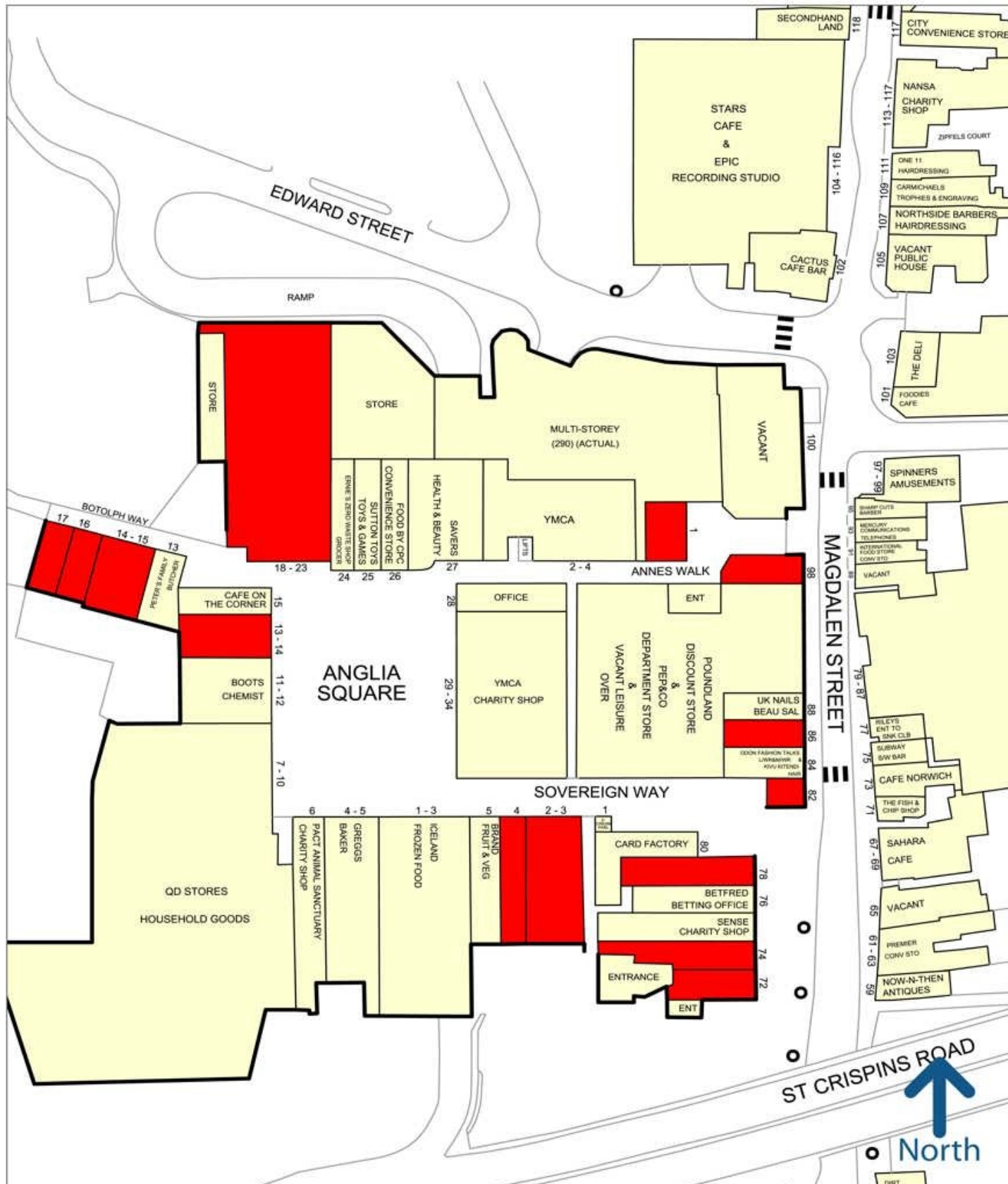
72 Magdalen Street: £5,100; **74 Magdalen Street:** £7,300; **78 Magdalen Street:** £11,000; **82 Magdalen Street:** £3,100; **86 Magdalen Street:** £5,200; **98 Magdalen Street:** £5,200; **2/3 Sovereign Way:** £9,700; **4 Sovereign Way:** £11,000; **13/14 Anglia Square:** £8,100; **18/23 Anglia Square:** £10,750; **1 Anne's Walk:** £3,000; **14/15 Botolph Way:** £14,000; **16 Botolph Way:** £6,900; **17 Botolph Way:** £6,200.

Energy Performance Certificate

A full copy of the certificate is available upon request.

Viewings & Further Information

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