



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:

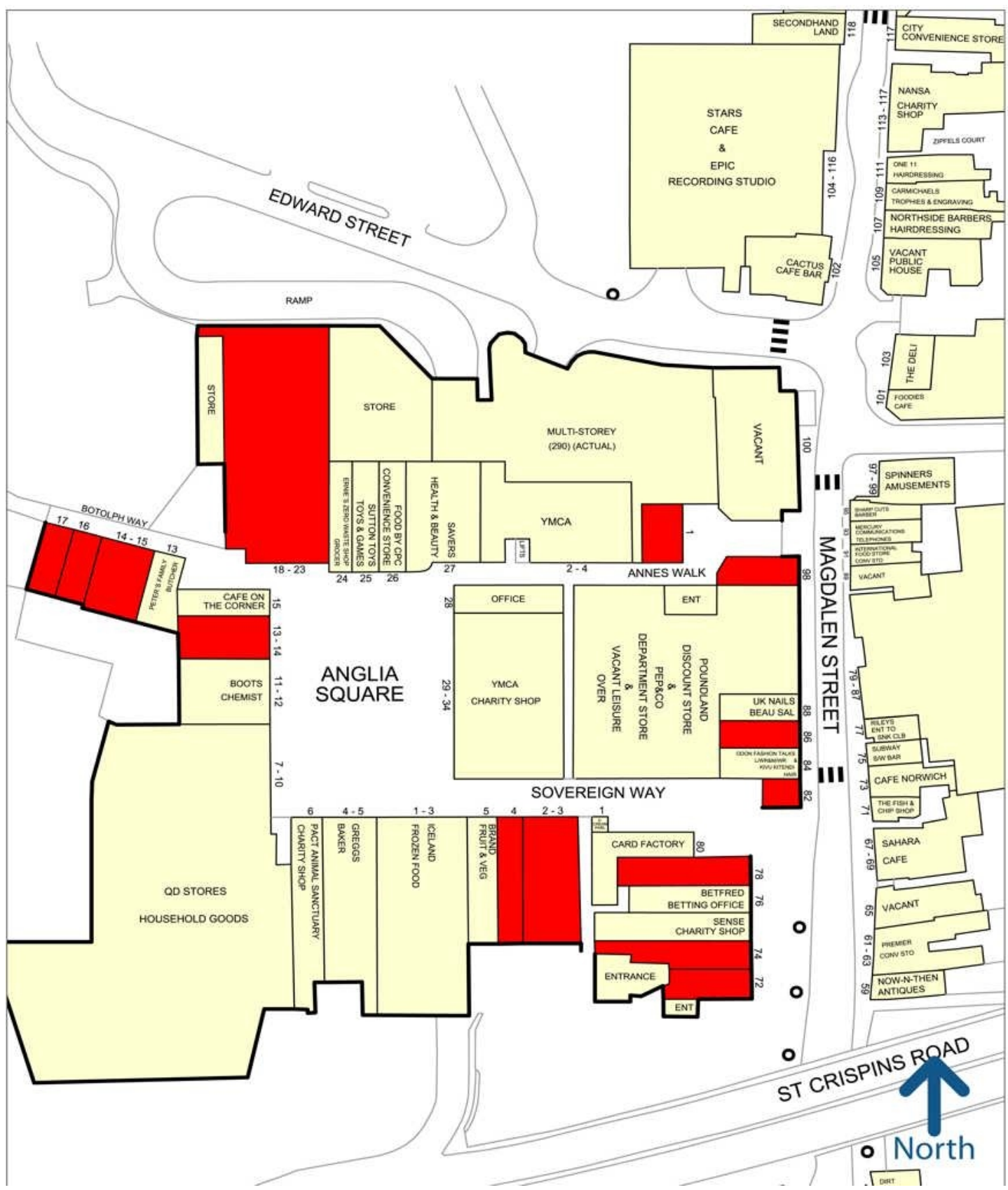
72 Magdalen Street: £5,100; **74 Magdalen Street:** £7,300; **78 Magdalen Street:** £11,000; **82 Magdalen Street:** £3,100; **86 Magdalen Street:** £5,200; **98 Magdalen Street:** £5,200; **2/3 Sovereign Way:** £9,700; **4 Sovereign Way:** £11,000; **13/14 Anglia Square:** £8,100; **18/23 Anglia Square:** £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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