



Location

All Saints Green is located in the centre of Norwich and links Queens Road with Westlegate and Ber Street. The subject property is located on a prominent corner position adjacent to the junction with Surrey Street. The premises is in an established office location, within easy walking distance to the main shopping areas of Chantry Place and St Stephens. Sainsbury's, the NCP car park and central bus station are in close proximity.

Description

The property comprises a self contained semi detached period office building arranged over basement, ground, first and second floor. The property benefits from the following specification and features:

- Character property with period features
- Fully self contained
- Newly redecorated
- Carpeted floors
- New air conditioning to be installed throughout
- Ground and first floor WC's
- Ground floor kitchenette
- Gas fired radiator heating

Accommodation

The property is arranged over ground, first, second floor and basement with the following approximate net internal floor areas:

Ground floor	317 sq ft (29.4 sq m)
First floor	313 sq ft (29.0 sq m)
Second floor storage	173 sq ft (16.0 sq m)
Basement storage	251 sq ft (23.3 sq m)
Total	1,054 sq ft (97.9 sq m)

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed subject to a schedule of condition on the basement.

Rent

£11,000 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (125). The rating will be re assessed and improved following the installation of new air conditioning units.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £9,500. 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.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

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



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



IMPORTANT NOTICE

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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



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