



Location

The property is located on the junction of Upper King Street and Prince of Wales Road in a prominent and elevated position. Nearby occupiers include **Handelsbanken, Humberts, Bidwells, Strutt & Parker** and **Leathes Prior Solicitors**. The property is located close to the bar and café area of Tombland where occupiers include **Zizzi, La Tasca** and **Giggling Squid**.

Norwich Railway Station is situated at the eastern end of Prince of Wales Road, which is approximately 0.5 miles from the premises.

Description

The property comprises a multi-let 3-storey office and estate agency with a selection of separate office suites. The building provides:

- Lift access
- Comfort cooling
- LED lighting to part
- Male and Female WCs
- Office partitioning to some suites

Accommodation

The following accommodation is available:

Ground and Part First Floor	1,660 sq ft	(154.3 sq m)
First Floor Offices	2,042 sq ft	(189.7 sq m)
Second Floor Offices	1,486 sq ft	(138.1 sq m)

Tenure & Terms

A new FRI lease, with service charge, to be agreed. VAT will be payable on all rent and service charge.

Rent

On application

Energy Performance Certificate

There are different EPCs for the different suites. Full details available from the letting agents.

Rates

The Valuation Office Agency website indicates that as from April 2023 the suites have the below Rateable Values:

Ground and Part First Floor	£24,250
First Floor Offices	£22,000
Second Floor Offices	£16,000

The ground floor and first floor offices are presently assessed as a single unit at £46,250.

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

Viewings & Further Information

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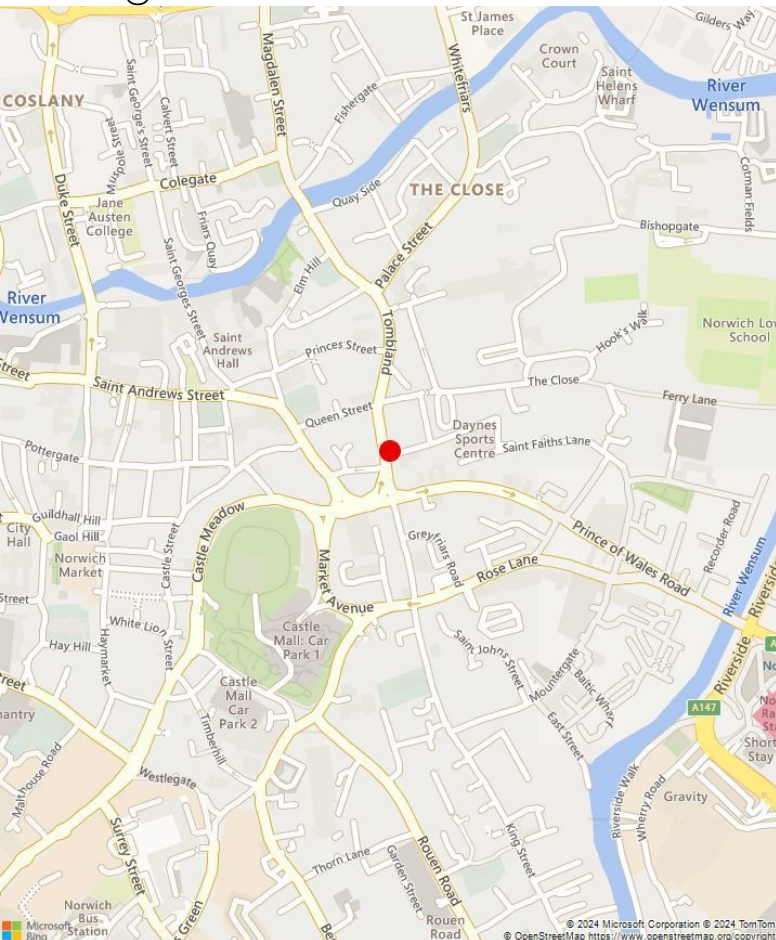
Service Charge

Full details of service charge can be provided as required.

Legal Costs

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

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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



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