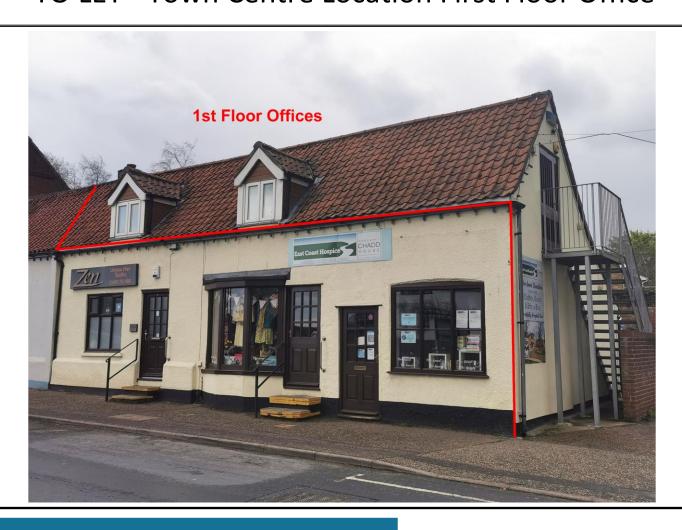
# New Lease Available: Initial Rent £3,600 Per Annum



### TO LET - Town Centre Location First Floor Office



FIRST FLOOR OFFICES
THE STONEMASONS COTTAGE
THE STREET
ACLE, NORWICH
NORFOLK NR13 3DY

- Prominent location
- Well presented offices
- Approximately 29.18 sq m (314 sq ft)
- Kitchen & Staff Facilities
- Attractive end terrace building



Star & Garter House Row 57 Off Hall Quay Great Yarmouth Norfolk NR30 1HS

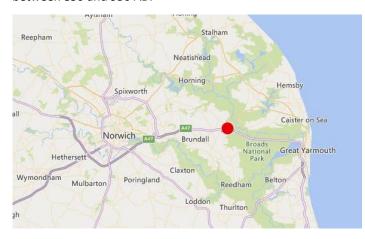
## First Floor Offices, The Stonemasons Cottage, The Street, Acle, Norwich, Norfolk, NR13 3DY



#### Location

Acle is a small market town on the River Bure on The Norfolk Broads in Norfolk, located halfway between Norwich and Great Yarmouth. It has the only bridge across the River Bure between Wroxham and Great Yarmouth. There is a high school (Acle Academy) in the town.

The civil parish has an area of 9.46 square kilometres (3.7 sq. miles) and in 2011 had a population of 2,824. For the purposes of local government, the parish falls within the area of the district of Broadland. St Edmund's church is a round-tower church and with the tower part thought to date back to between 850 and 950 AD.



#### Description

First floor office suite in a prominent town centre location. Approximate net internal area of 29.18 sq m (314 sq ft) with ground floor access from an external staircase. Reception office, office, kitchenette and WC facilities.

<u>Agent's Note:</u> Offices converted within underside of eaves hence restricted ceiling heights.

#### Accommodation

Offices	285 sq. ft	26.44 sq. m
Kitchenette	29 sq. ft	2.74 sq. m
Staff WC		
Total	314 Sq. Ft	29.18 Sq. M

#### **Tenure**

New lease on tenant's full repairing and insuring terms at an initial rent of £3,600 per annum.

A service charge of £500 per annum is payable (includes buildings insurance, external repairs, maintenance and decoration).



#### **Energy Performance Certificate (EPC)**

The Property has an Energy Performance Rating of "E" (Rating 120). The Certificate and Recommendation Report are available upon request.

#### **Services**

Mains water, electricity and drainage are connected to the property.

#### **Possession**

Vacant possession upon completion of a new lease.

#### Planning/Use

Class E - Offices, Commercial, Business & Services

#### **Rating Assessment**

Rateable Value	£3,000
Rates Payable	£1,497

From the 1st April 2023 the rateble value is £3,600.

An occupier is likely to be eligible for 100% rate relief in the current charging year and ongoing. For any further information please contact Broadland District Council Business Rates Department 01603 430604.

#### VAT

VAT will not be applicable to the rent.

#### **Legal Costs**

The ingoing tenant to pay £600 + VAT towards the landlord's reasonable legal fees.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
Hamish Duncan BLE (Hons) - Agency Manager
Mike Younger FRICS - Director
Sharon Bray, Laura Driver - Administration

www.eastcommercial.co.uk

#### Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references 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. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.