

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



01493 853 853
info@eastcommercial.co.uk

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.

Agent's Note: 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 rateable 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 incoming 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

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