

New Lease Available

Initial Rent : £10,000 per annum

Ground Floor, Brian Grint Centre, The Street, Acle, Norwich, Norfolk NR13 3DY

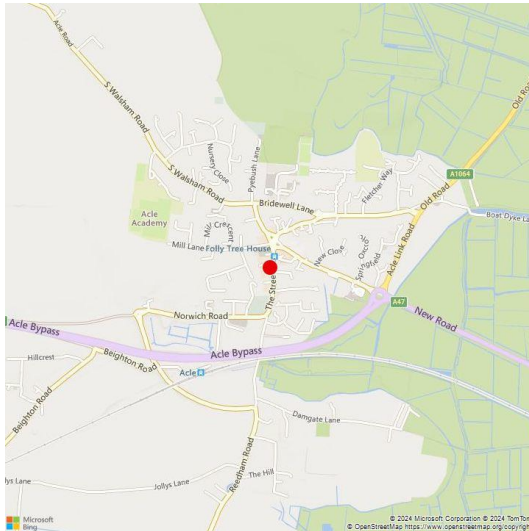


- TO LET -

Town Centre Location Prominent Shop

- Prominent location
- Recently refurbished shop
- Approximately 67.4 sq m (726 sq ft)
- Kitchenette and WC
- Due to relocation (available July 2024)

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Location

Acle is a large village 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.

The civil parish has an area of 9.46 sq. 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 District Council local authority area.

St Edmund's church is a round-tower church and with the tower part thought to date back to between 850 and 950 AD. There is a high school (Acle Academy) in the town with over 600 pupils.

Description

A prominent corner situated shop in a town centre with good frontage of 13.9m (45 ft) to The Street.

The property is available in late July 2024 when the existing tenant relocates. Refurbished to a high standard in 2022/23 the well presented shop would suite a variety of retail or office uses.

The central entrance leads into a well proportioned open plan retail area and with the frontage incorporating three display windows.

The recent refurbishment works included; new doors, windows, lighting, heating, fire detection and security alarm systems.

Accommodation

Retail	641 sq. ft	59.6 sq. m
Kitchenette / utility	85 sq. ft	7.8 sq. m
Staff WC (outside)		
Total	726 Sq. Ft	67.4 Sq. M

Services

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

Tenure

Leasehold.

Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £10,000 per annum.



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Possession

Vacant possession upon completion of a new lease. The existing tenant is due to vacate on 30th July 2024.

Planning

Class E – Including retail and office uses.

Business Rates

Rateable Value is £13,500. Full rates payable approximately £6,750 per annum. An occupier may be eligible for partial business rates relief in the current charging year and ongoing. For any further information please contact Broadland District Council Business Rates Department 01603 430604.

EPC

The Property has an Energy Performance Rating of "D" (Rating 82). The Certificate and Recommendation Report are available upon request.

VAT

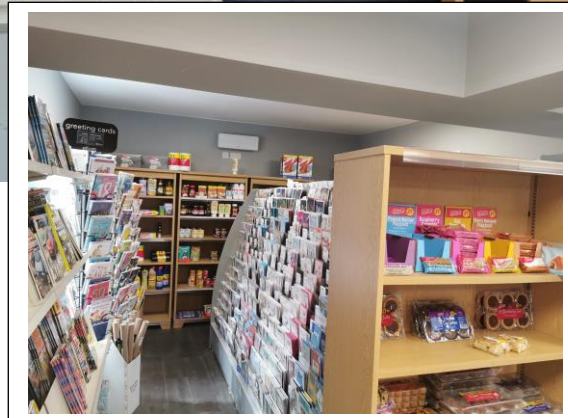
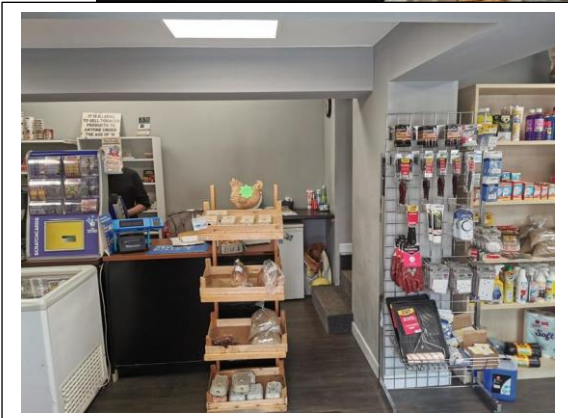
VAT will not be applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective tenant will be required to provide proof of identity, address and funds to the letting agents prior to letting.



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Agent Details

For further details please contact:

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01493 853853

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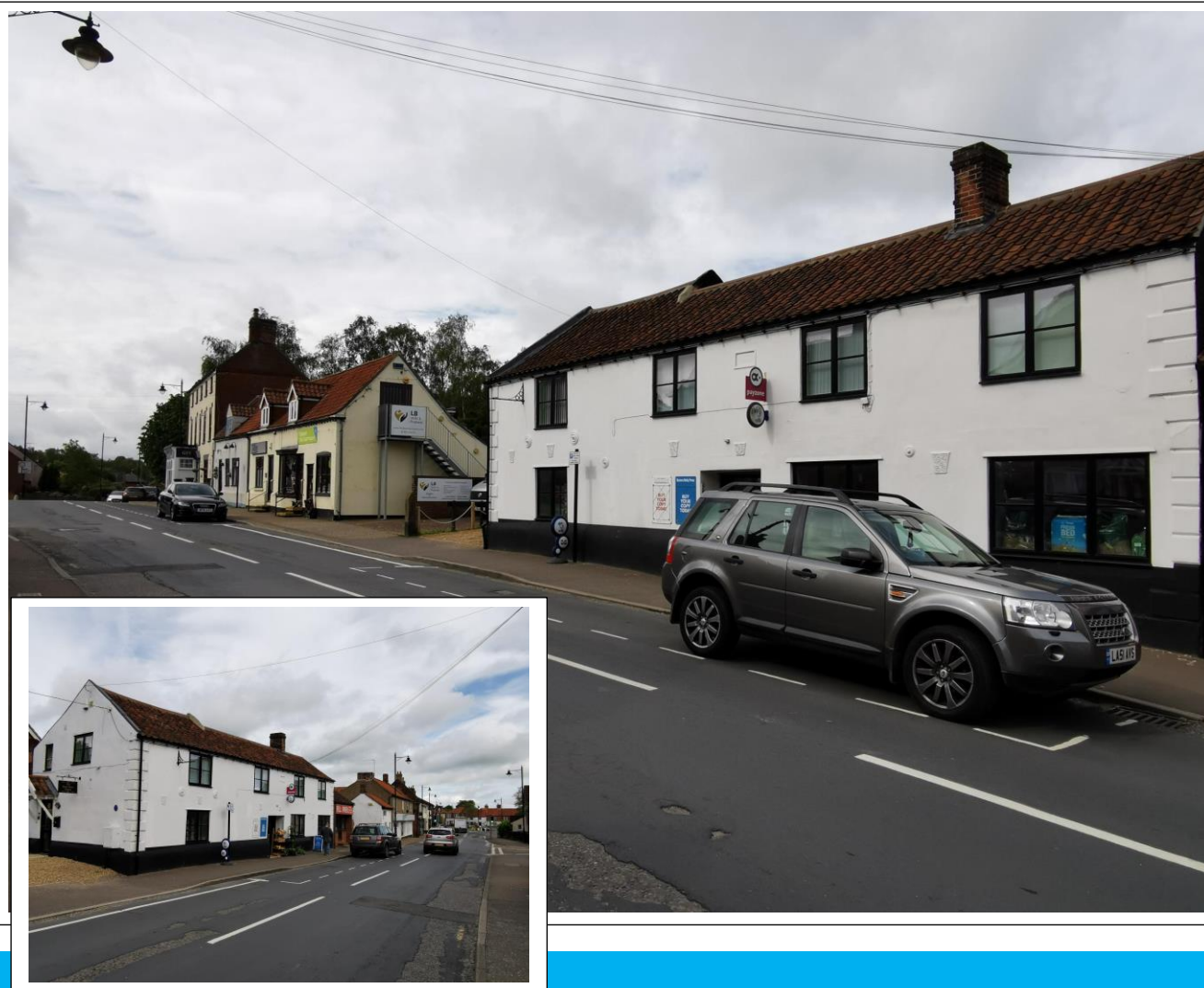
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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

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.

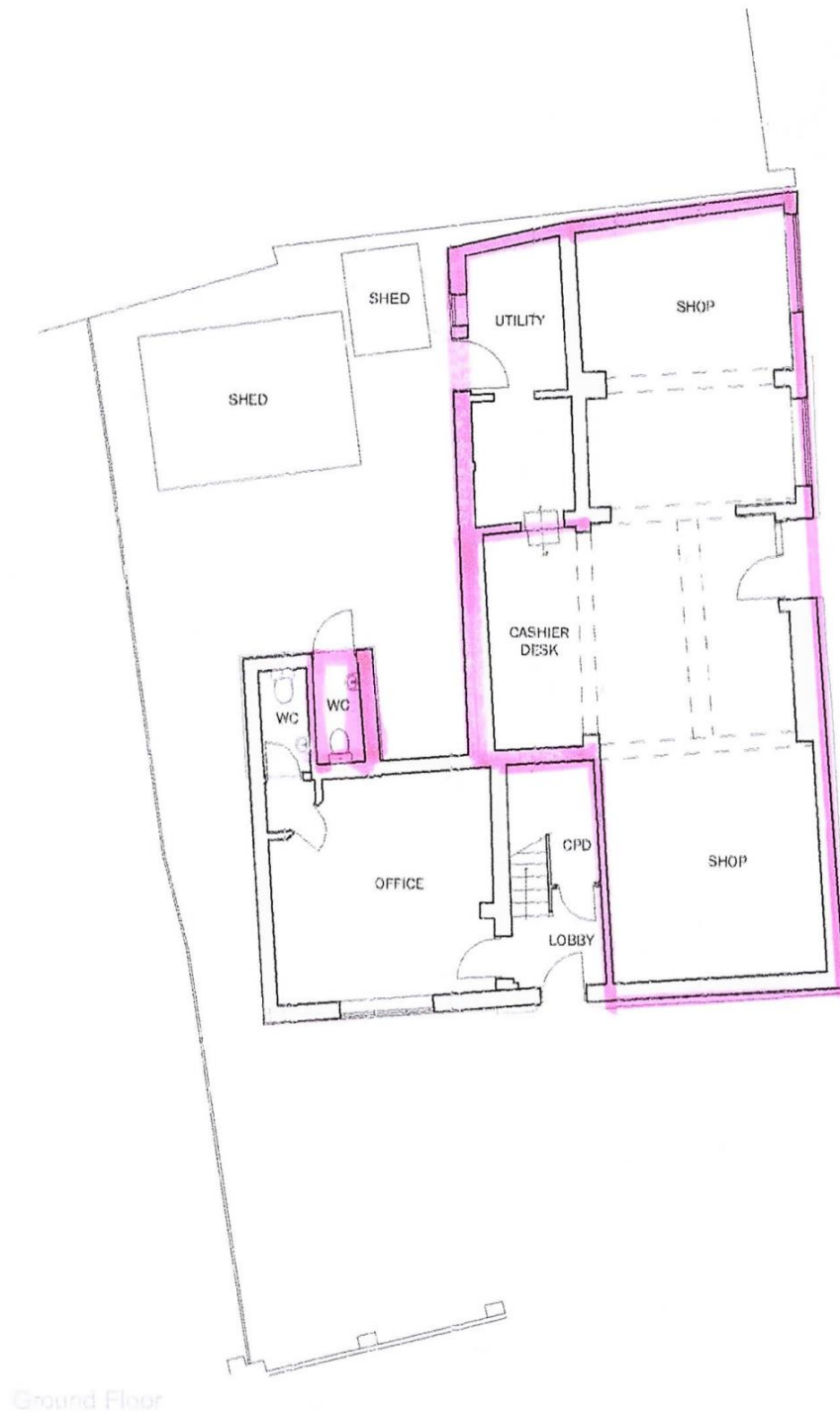


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