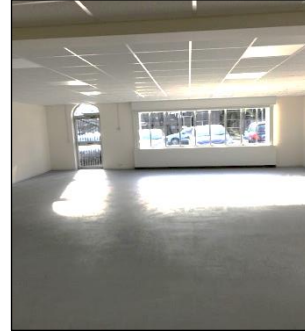


SHOP TO LET



25A EARLHAM ROAD NORWICH, NR2 3AD

LOCATION

The property is located at the junction of Earlham Road (B1108) and West Pottergate approximately 1 mile west of Norwich City Centre within a predominantly residential area and close to the University of East Anglia (UEA).

Earlham Road is one of the principal arterial routes into the city centre from the west. The premises are adjacent to the West Pottergate Health Centre.

ACCOMMODATION

The property comprises an open plan shop with separate kitchen, wc and store room that may be used for Class A1 retail purposes having the following approximate NIA areas:-

Ground Floor:

Shop	890 sq ft	82.68 sq m
Ancillary staff/store	103 sq ft	9.57 sq m
Total	993 sq ft	92.25 sq m

There is off street parking to the front.

TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of £15,000 pax (plus VAT if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £12,750 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

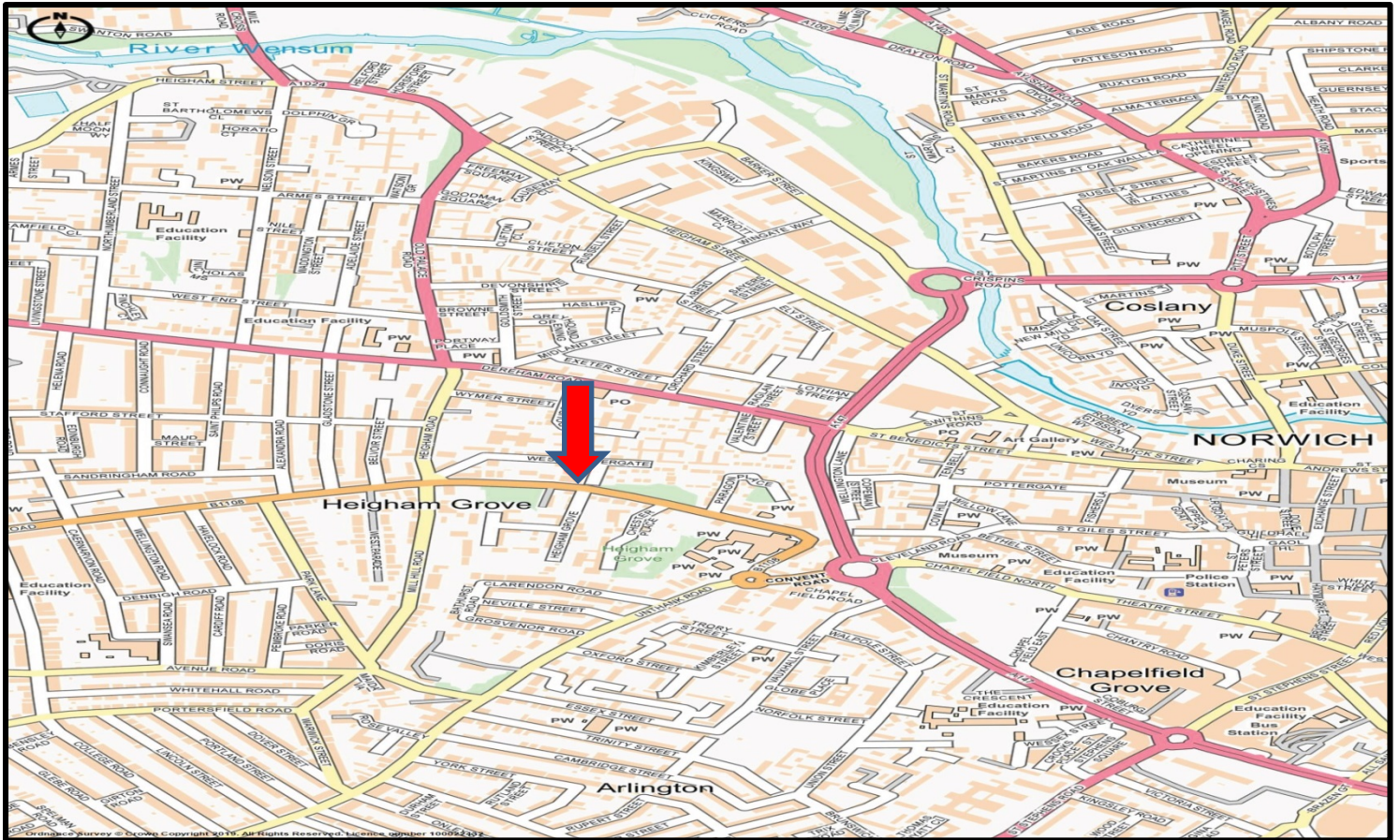
Contact: Graham Mackintosh
Tel: 01603 666630
Email: graham@fdarrah.co.uk

SUBJECT TO CONTRACT

August 2019

Tel 01603 666630 **Email: info@fdarrah.co.uk**
2 Redwell St, Norwich, NR2 4SE www.francisdarrah.co.uk

RETAIL



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Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.