



ROADSIDE UNIT VACANT – TO LET

UNIT 1, NORWICH ROAD HORSTEAD, NR12 7EE

LOCATION

The property is located in the village of Horstead/Coltishall on the main Norwich to North Walsham road (B1150) close to the junction with the Buxton Road. Unit 1 shares the site with Horstead Garage, Pendefords Estate Agents and the former Randells Garden Machinery (under offer).

Situated opposite the well-known landmark and extremely popular Recruiting Sergeant pub, the unit is prominent and has good roadside frontage with plenty of parking immediately in front of the unit.

ACCOMMODATION

The previous tenant's fixtures and fittings may be able to be purchased by separate agreement if required. The property is well fitted and comprises the following approximate net areas:-

Accommodation:

Internal Width	15.8 ft	4.82 m
Max Depth	31.3 ft	9.56 m
Total Sales	496 sq ft	46.1 sq m
Retail/Storage unit (A/C & Lighting)	65 sq ft	6 sq m
External Covered area	137 sq ft	12.7 sq m
WC		

Additional storage can be provided - new access required (not inspected).

Parking.

TENURE

The property is available by way of a new FRI lease for a term to be agreed at a rent of **£14,000** pax.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£9,100** with effect from 1 April 2023. Interested parties are advised to make their own enquiries as to the availability of any rating relief.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating A. 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: Carol Cooper
Tel: 01603 666630
Email: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

September 2023

Francis Darrah Chartered Surveyors 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.

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RETAIL

