

**TO LET BUSY ROADSIDE OPPORTUNITY
CAFÉ/SHOWROOM/WORKSHOPS**

NORWICH – HORSTEAD, UNIT 3, NORWICH ROAD, NR12 7EE

FRANCIS
DARRAH
Chartered Surveyors



Francis Darrah Chartered Surveyors
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LOCATION

The property is located in the village of Horstead/Coltishall on the main Norwich to North Walsham road (B1150). Unit 3 shares the site with Horstead Garage, Websters Estate Agents and Break Charity.

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 property is well fitted and ready for immediate trading. The property can be let as a whole or it can be easily sub-divided to create separate units, as shown on the attached plans which formed part of a planning consent granted on 28 September 2023. The total area comprises **5,509 sq ft** (512 sq m) GIA plus a mezzanine within the rear “car restoration” area of approximately 298 sq ft (27.7 sq m).

Additional external storage and details of loading area can be provided.

TENURE

The property is available by way of a new FRI lease for a term to be agreed.

For more information on the split options and rents (from £10 psf), please contact Carol Cooper.

PLANNING

The current planning consent granted by Broadland and South Norfolk Council on 28 September 2023 is for a “mixed use of Car showroom and Workshop (sui generis) and Café (use class E). Please refer to the attached plan as the specific use is limited to the floor areas as detailed on the layout plan overleaf.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£19,250** 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 B. 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

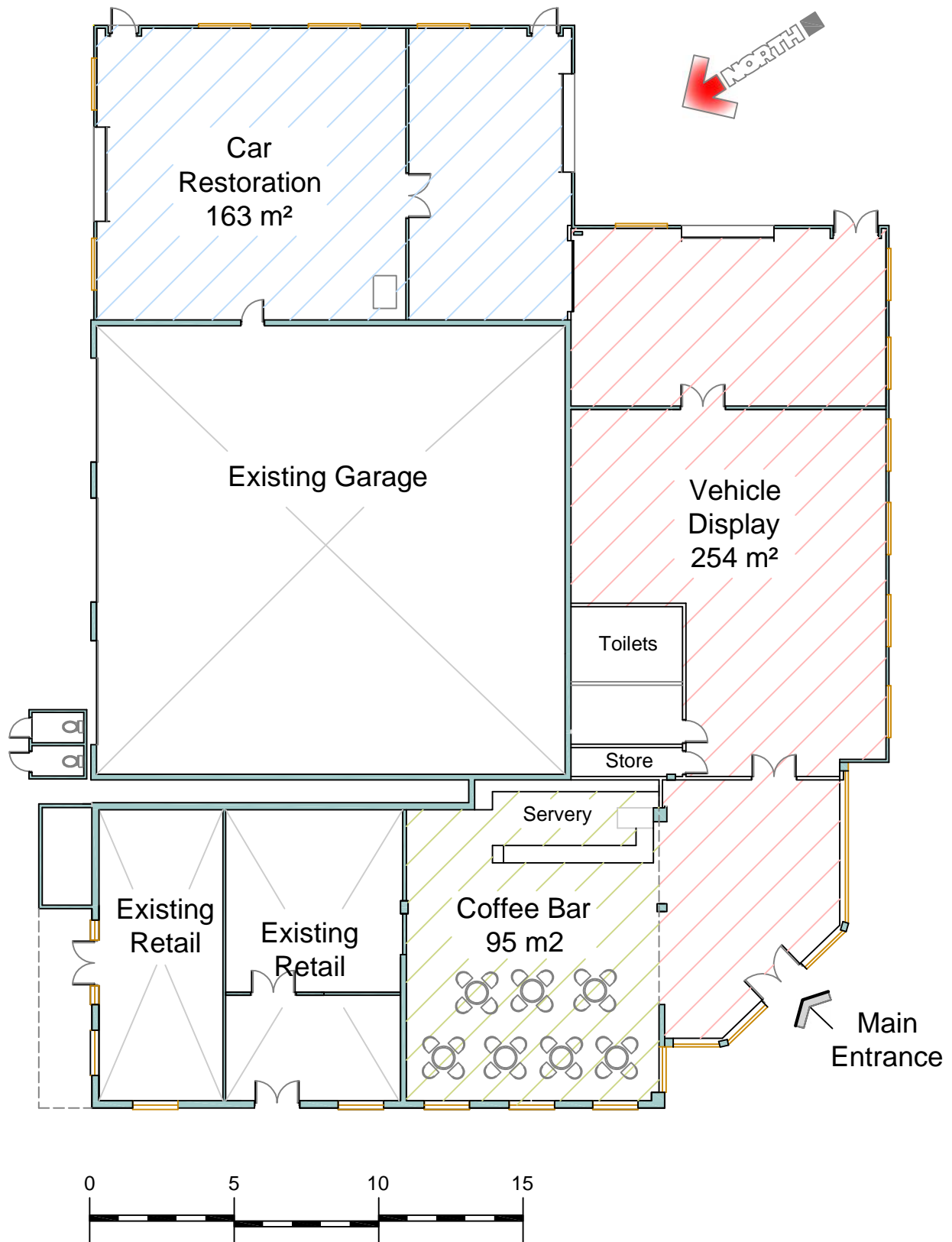
Email: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

May 2024



Ground Floor Plan



Scale 1 to 200 metres

Property Briefing
PLANS EPC SURVEYS

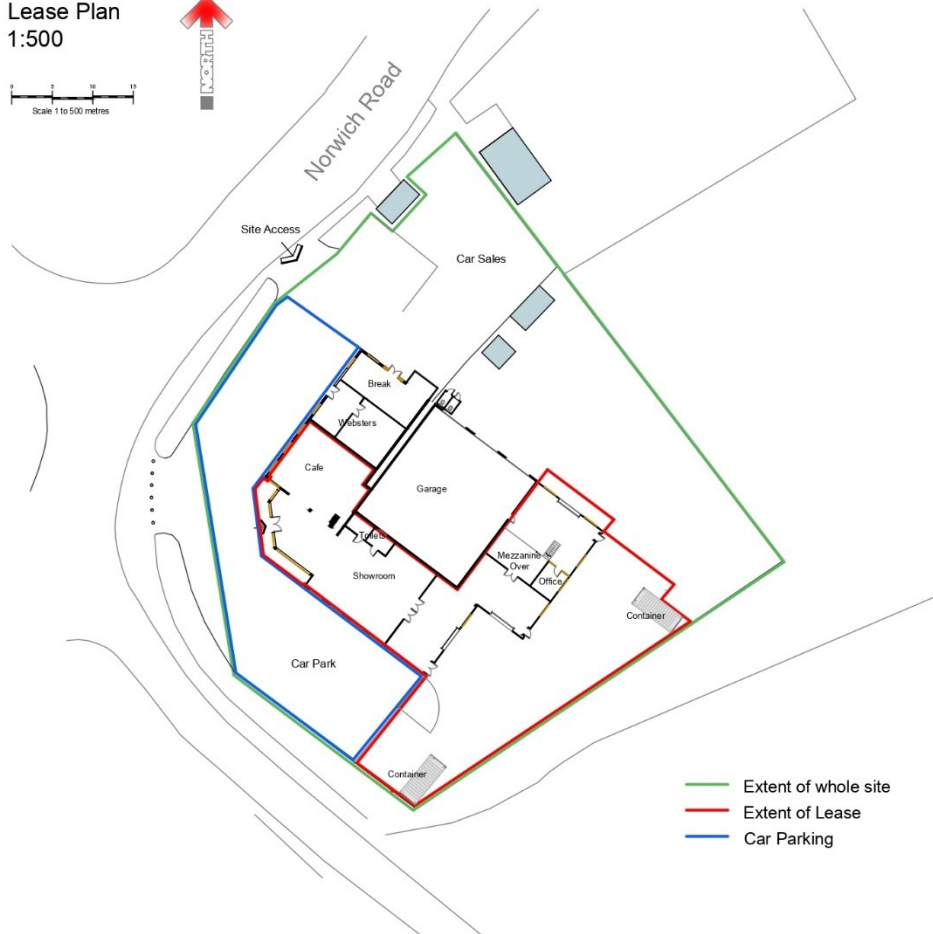
Scale
1:200 at A4

Dwg
Layout plan Randells Unit 3 Horstead (Rev Jul10)

Date
Jul 2023

Lease Plan 1:500

Scale 1 to 500 metres



- Extent of whole site
- Extent of Lease
- Car Parking



Location Plan Scale 1:1250

0 Metres 50



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Extent of existing lease is shown in red. Existing car park is shown edged in blue. Lease location is hatched in red on location plan.

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Lease Plan
Ground floor Cafe and showroom

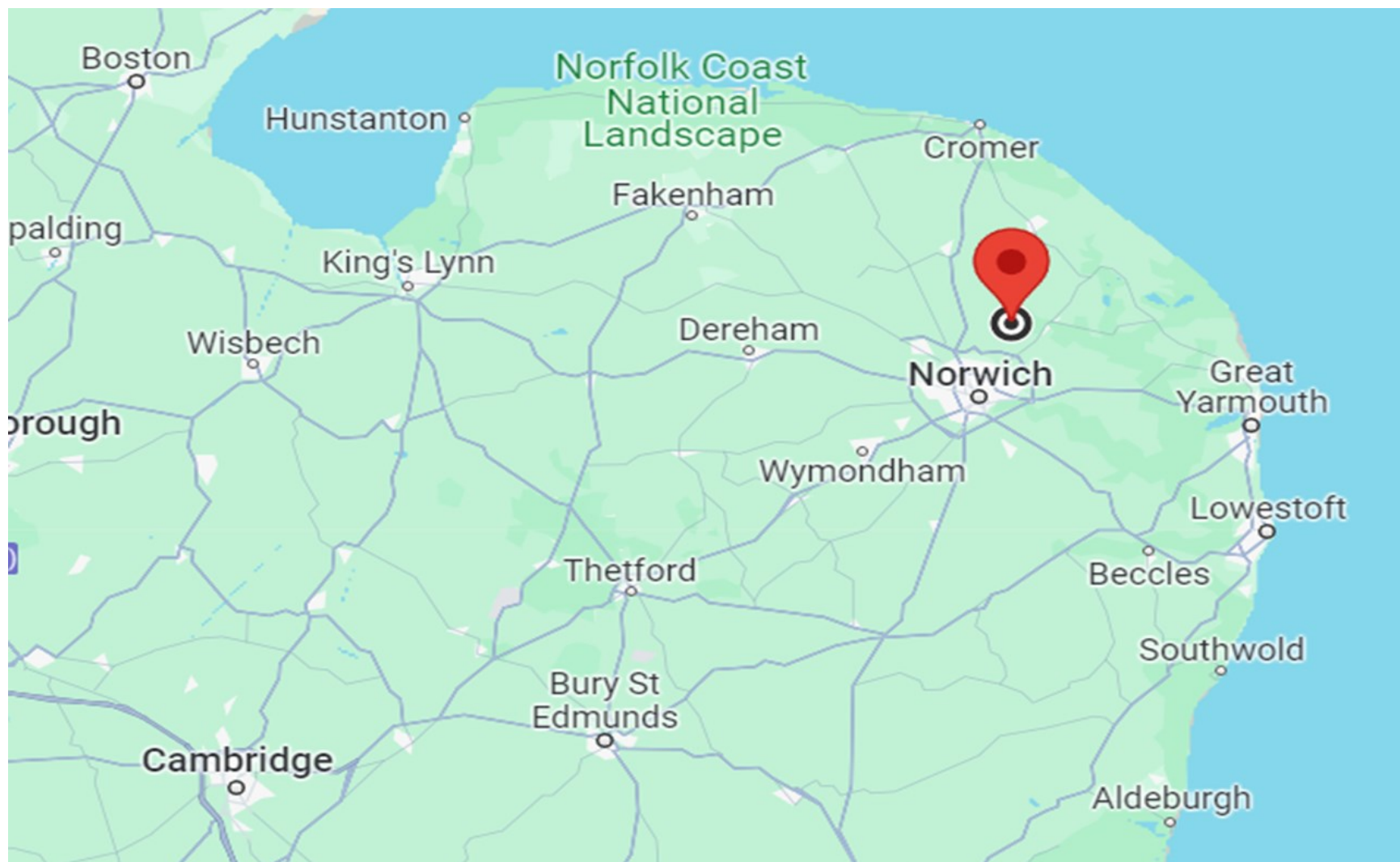
Location
Unit 3 Randalls
Norwich Road
Horstead NR12 7EE

Client

Scale
1 : 500 [at A3]

Dwg No
PB2359

Date
2May24



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