

## CLASS E OPPORTUNITY

## NORWICH

## 119 BOUNDARY ROAD

**Description**

Norwich is a cathedral city and district of the English county of Norfolk, of which it is the county town. Norwich is about 100 miles north-east of London and 40 miles north of Ipswich.

The subject property is located on the outskirts of the main city of Norwich on the North Western side of Boundary Road. The property forms part of the Mercure Hotel. The area is mainly industrial or retail warehousing with a large **Asda Superstore, B&Q, M&S Simply Food**, the aforementioned hotel and a number of other trade services.

Please refer to the attached copy of the street traders plan for further details.

**Accommodation**

The premises are currently arranged over a ground floor banking hall providing the following approximate areas:

<b>Ground Floor Sales</b>	1,524 sq. ft. (141.58 sq. m)
<b>Ground Floor Ancillary</b>	751 sq. ft. (69.77 sq. m)
<b>Total</b>	<b>2,275 sq. ft. (211.23 sq. m)</b>

The property has 4 car parking spaces.

Plans of the accommodation are available on request.

**User**

The premises currently falls under Class E use.

**Lease**

The premises are available by way of assignment on the existing lease expiring on 14 August 2025. Alternatively, a new sublease may be available for a term to be agreed.

**Rent**

# £19,000

per annum exclusive.

Subject to Contract

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£18,250
<b>UBR (23/24)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

**EPC**

This property has an EPC rating of C 53. A full report is available upon request.

**Legal Costs**

Each party to pay their own legal fees incurred in this transaction.

**Viewing**

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**

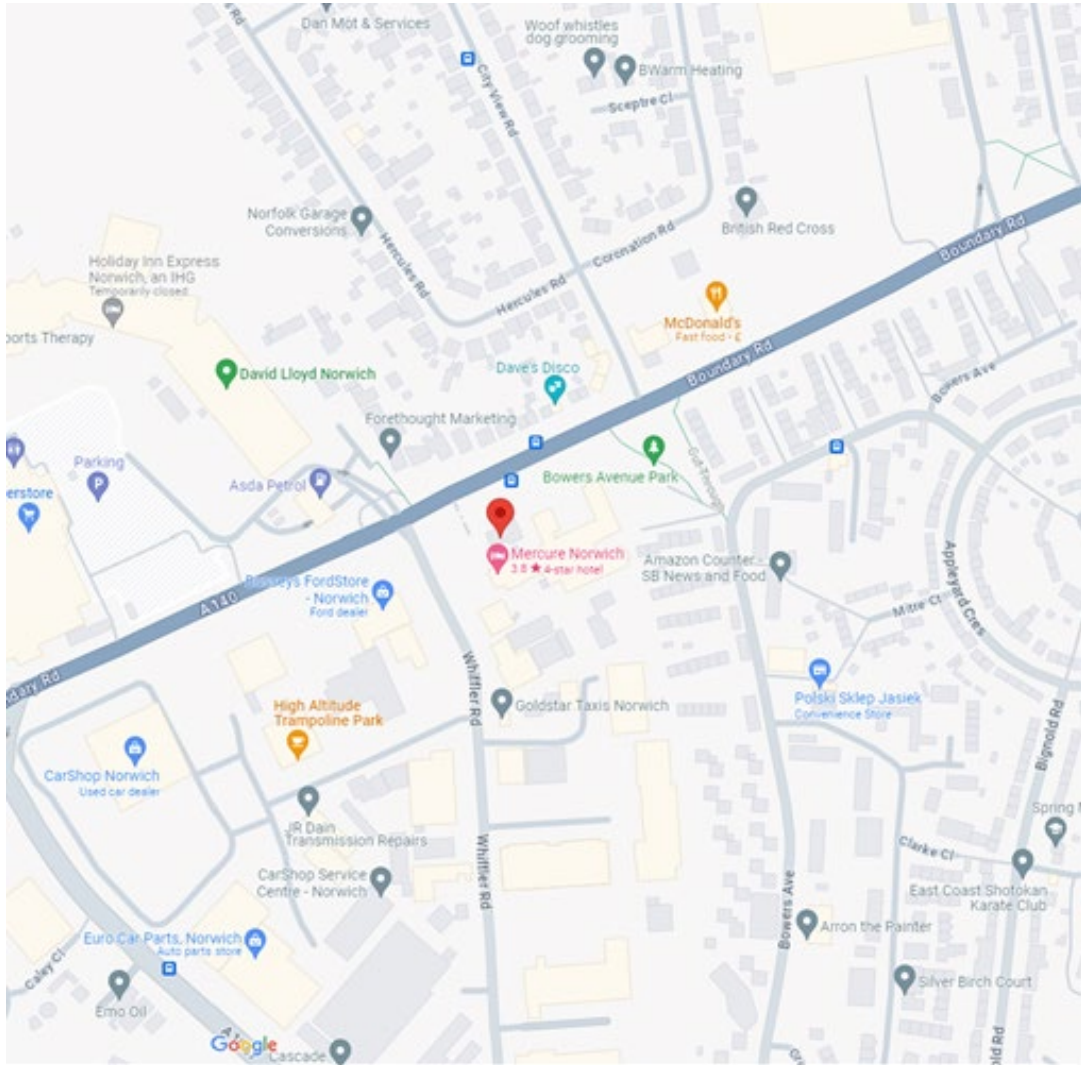
freddie.king@greenpartners.co.uk

**mike.willoughby**                **07810 480291**

mike.willoughby@greenpartners.co.uk

**In partnership with:**





In partnership with:

