



# ROCHE

## Retail

## Acle | NR13 3QJ

### Unit adj. Co-op Funeral branch, The Street

## SHOP TO LET

#### Location

Acle is a large village with a resident population of circa 3,000, situated just off the A47 between Norwich and Great Yarmouth.

The property is located centrally within the village, adjacent a recently opened East of England Co-op Funeral branch.

#### Accommodation

The property comprises a ground floor, lock-up shop unit created from splitting a former East of England Co-op food store to provide a new Funeral branch and the subject vacant unit.

The unit is subject to further finishing off works including installation of a shop front with main entrance and its own rear exit and wc facilities. The specification of these works can be agreed with interested parties prior to commencement of the works.

The approximate gross internal floor area is:

<b>Ground Floor</b>	<b>1,670 sq ft</b>	<b>148.5 sq m</b>
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#### Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to three yearly upward only rent reviews, at an initial rent of **£16,000** per annum exclusive.

#### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (59). A full copy of the Energy Performance Certificate is available upon request.

#### Rates

The property is currently listed together with the adjacent property as a single assessment. A request will be made by the landlord to split the assessment in due course.

#### Legal Costs

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

#### Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

#### Viewing

Strictly by appointment through the sole letting agents

Roche Retail:

**Contact: Graham Jones**

Tel: 01603 756338

Email: [graham.jones@rochesurveyors.co.uk](mailto:graham.jones@rochesurveyors.co.uk)

#### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleascode.co.uk](http://www.commercialleascode.co.uk)

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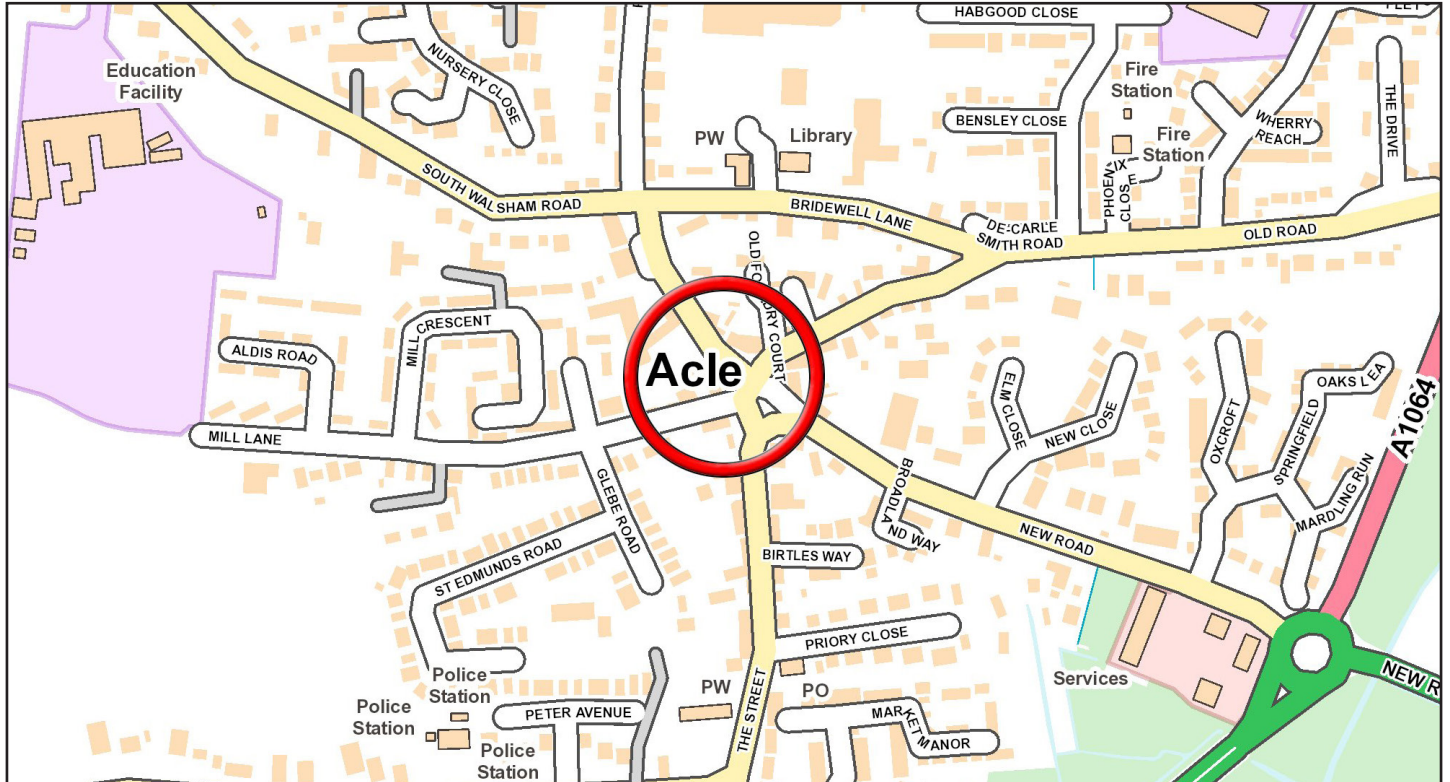
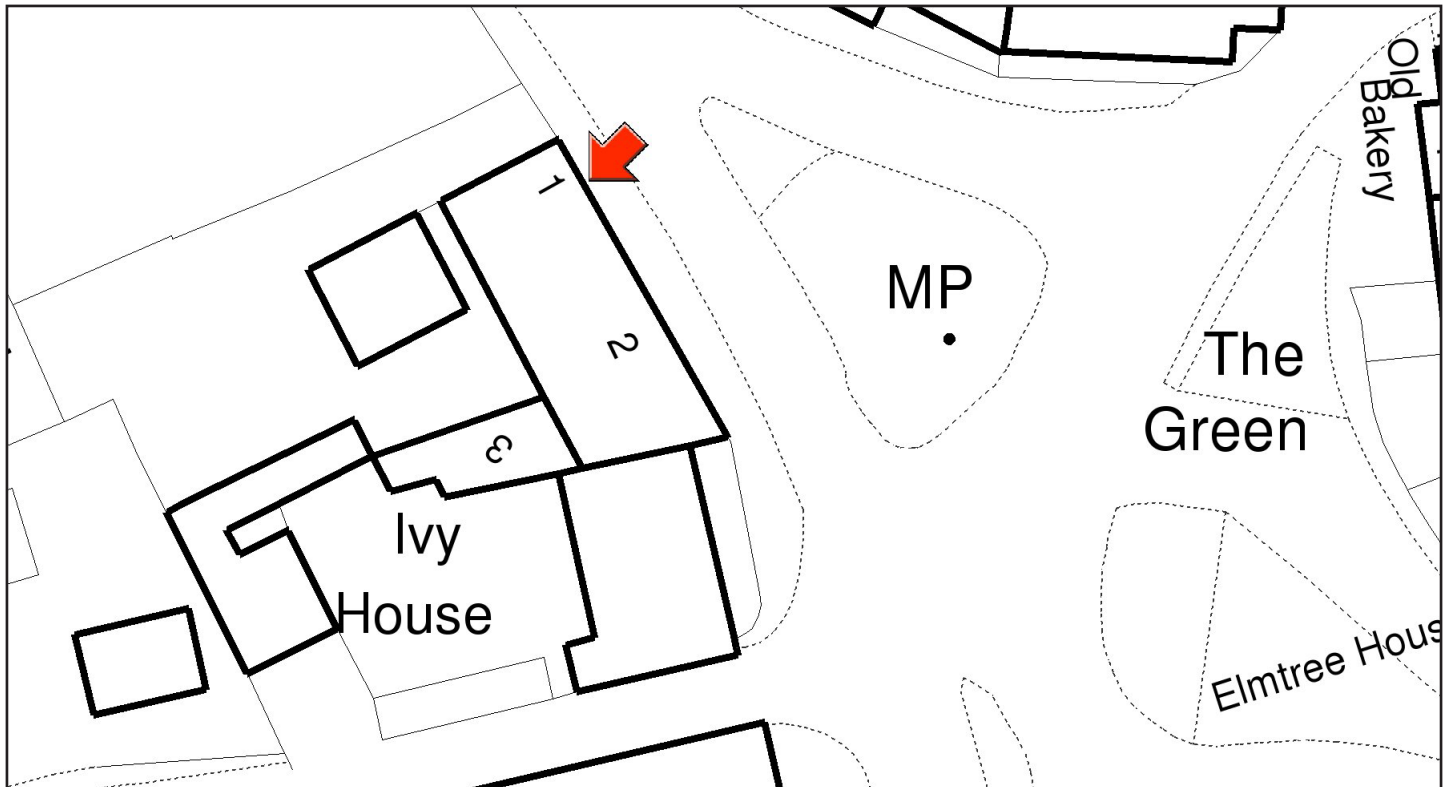
**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

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