



ROCHE

Retail

NORWICH | NR6 6GB

Unit 3, Heyford Road, Fifers Lane

SHOP TO LET

Location

The property forms part of the Heyford Road Neighbourhood Centre, which is situated just off Fifers Lane on the north side of Norwich between the outer ring road and Norwich International Airport.

The property sits adjacent a **East of England Co-op Daily** foodstore and Post Office at the edge of a popular residential development.

Accommodation

The property comprises a newly created ground floor, lock-up shop unit.

The unit is subject to further finishing off works. The specification of these works can be agreed with interested parties prior to commencement of the works.

The approximate gross internal floor area is:

Ground Floor	1,175 sq ft	109 sq m
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Tenure

The property is available on an effectively 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 **£10,000** per annum exclusive and plus VAT.

Energy Performance Certificate

The property is awaiting assessment.

Rates

The property is awaiting reassessment by the VOA.

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



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.commercialleasecode.co.uk

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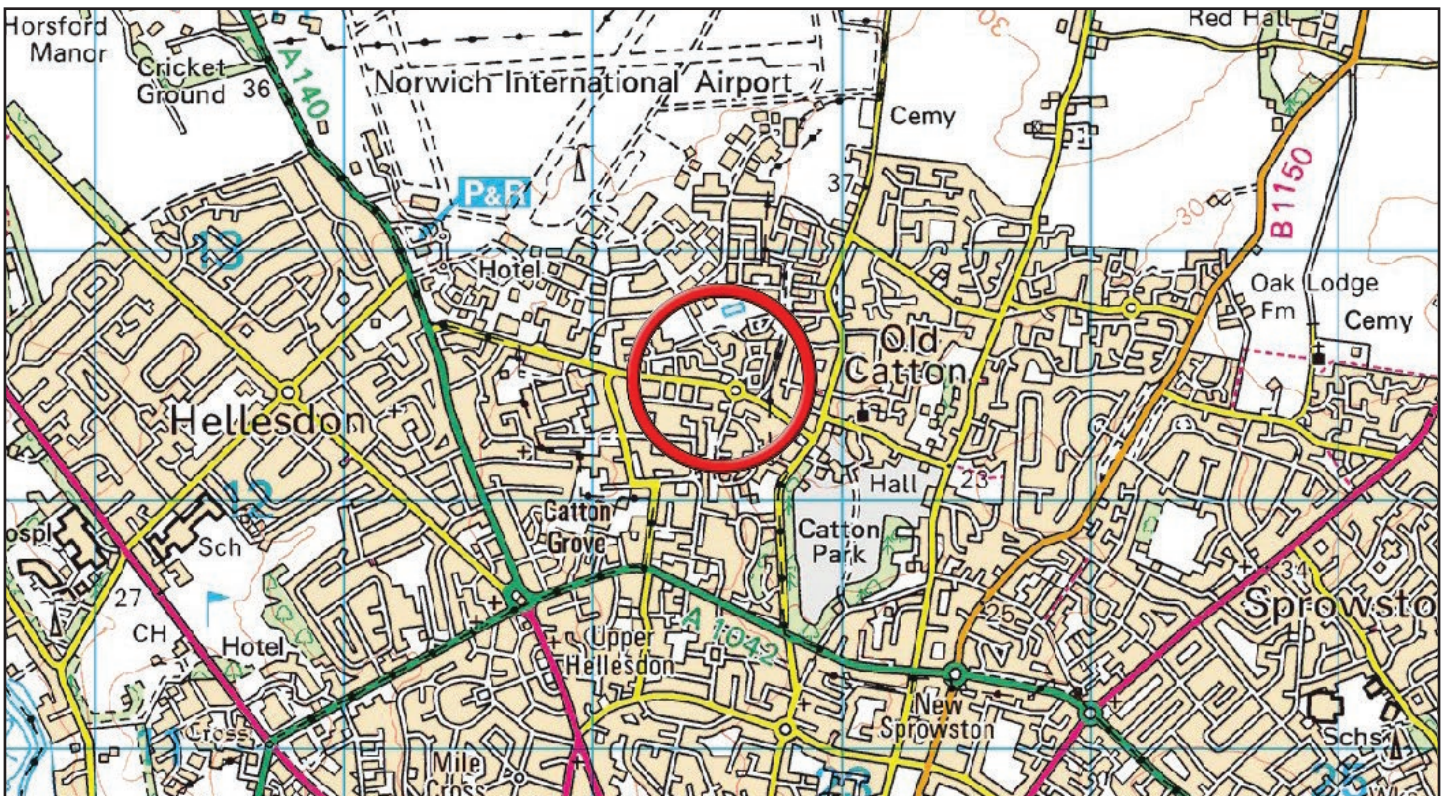
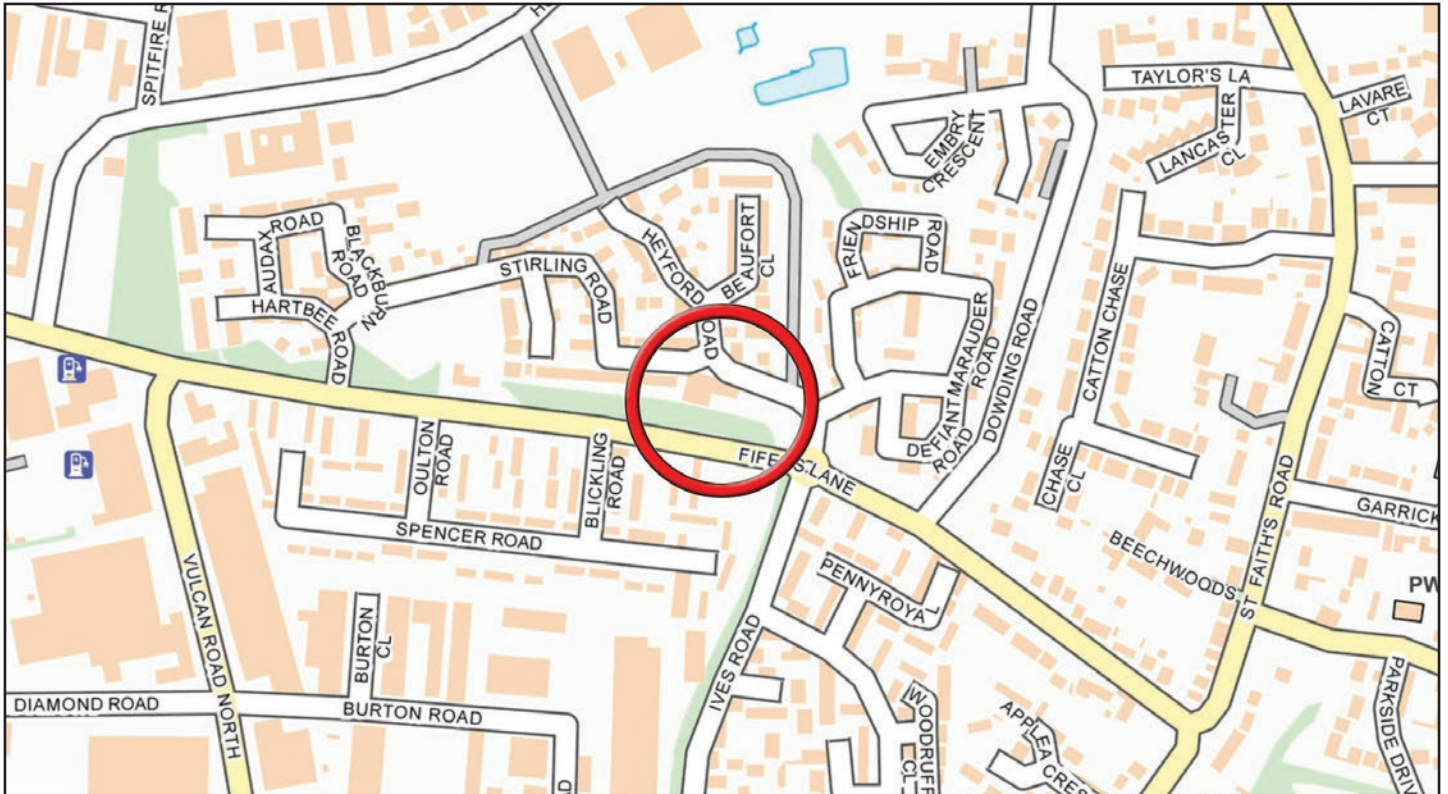
01603 619876
www.rochesurveyors.co.uk

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