



Prominent Shop

68.4 sq. m (736 sq. ft.)

- Available for A1/A2 uses
- Open plan floorspace
- Excellent frontage
- Immediately available

11 BANK PLAIN, NORWICH, NR2 4SF

TO LET

Location

The property is located on the east side of Bank Plain. Bank Plain forms the link between Prince of Wales Road and London Street, therefore connecting the Norwich Railway Station with the city centre. The general area is a centre for the city's estate agents.

Bank Plain includes a number of high profile occupiers which include Fine & Country, WHBrown and Fosters Solicitors.

Description

The shop is a ground floor triangle shape with glazed frontage and a floor level glazed entrance door. There is a kitchen and WC to the rear of the shop.

The floor has wood effect flooring at the entrance and carpet to the remainder, wall heaters, suspended ceilings and recess strip lighting with diffusers.

Use

The shop is currently occupied by an estate agent which implies A2 Financial & Professional Services use. The search of the planning authority website reveals that a planning application for change of use to A2 was entered in 1992.

Other uses considered subject to planning permission.

Accommodation

Measured on a Net Internal Areas basis in accordance with the RICS Code of Measuring Practice, the property has the following approximate floor areas:

Max Internal Width 5.80 m
Shop Depth 13.37 m

Total NIA 68.4 sq. m 736 sq. ft.

Services

The property has mains supplies of electricity, water and mains drainage. We have not carried out any tests of the services or appliances.

Interested parties should arrange their own tests to ensure that they are in working order.

Rates

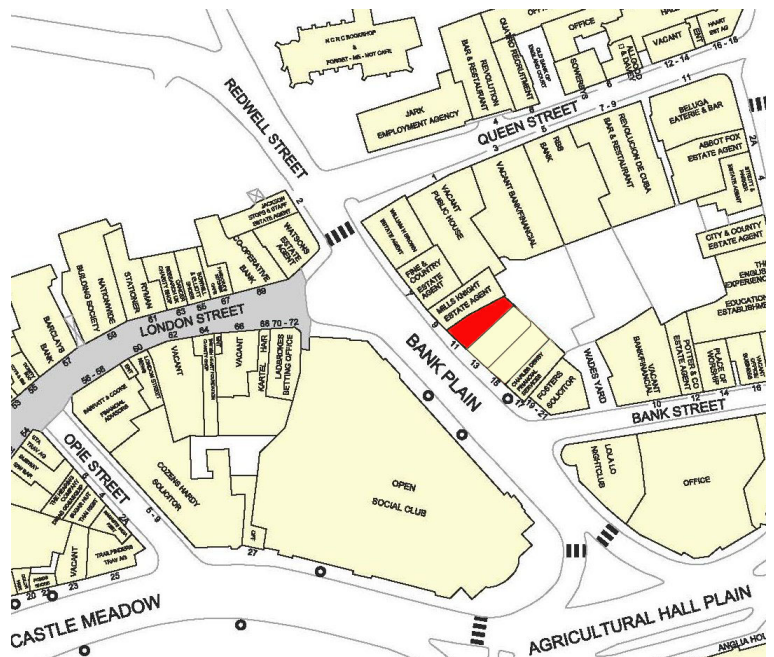
Business rates will be the responsibility of the tenant. The premises have the following assessment:

Charging Authority: Norwich City
Description: Offices and premises
Rateable Value: £14,250
Rate in the £ for 2018/19: £0.491

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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January 2020



Tenure

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed at rent of **£14,750 per annum**.

The lease will be outside of the security of tenure provisions of 1954 Landlord and Tenant Act.

Internal repairs will be the responsibility of the tenant, whilst external repairs are the responsibility of the landlord and the costs are recovered from the tenant via a service charge.

VAT

VAT will be charged in addition to the rent.

Energy Performance Certificate

The property has been assessed with an energy rating grade C (64). A full copy if available on request.

Legal costs

Each party will be responsible for their own legal costs incurred in the letting.

Viewing

To view and for further information contact:

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