



Car Sales Premises

532 sq ft (49.42 sq m) showroom and
0.07 acres roadside display

- Exceptionally prominent display space on ring road
- Hardstanding surface
- Car showroom

96C COLMAN ROAD, NORWICH, NR4 7EH

TO LET

Location

96C Colman Road is situated within a popular parade of shops on the busy A140 outer ring road.

The parade is exceptionally prominent and includes several high-profile occupiers which include Greggs, Boots Pharmacy, Papa John's, Dominos in addition there is a McColl's local store, a Chinese restaurant and Chinese produce store.

Description

96C Colman Road is a car showroom with its own separate WC and kitchen facilities. It has most recently been occupied by a taxi business.

There is space to the side of Unit 96C for 4 cars.

96C has a Gross Internal Area of **532 sq. ft. 49.42 sq. m.**

The roadside display area will provide space for up to 30 cars if double parked. It provides a site area of approximately 0.07 Acres (0.03 Hectares).

Terms

The unit is available on terms to be agreed.

Quoting rent for both parts is **£17,500 plus VAT.**

Rates

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

Rateable Value:

96C Showroom £9,300 (2019/20)

Multiplier for 19/20: £0.491

Charging Authority: Norwich City

Energy Performance

96C has an energy performance asset rating of 164 which falls within band G.

Copies of the EPC is available upon request to the sole agents.

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