



Prominent Offices  
2,077 sq ft (193 sq m)

- Modern, refurbished offices
- Other uses STPP
- City centre location

**114B PRINCE OF WALES ROAD, NORWICH,  
NR1 1NS  
FOR SALE / TO LET**

## Location

Prince of Wales Road is the main access to the City Centre from Norwich Railway station. The local area has benefitted from recent road improvement schemes. Close by is the Rose Lane multi-storey car park with some 600 spaces provided.

## Description

The property was refurbished two years ago with the upper floors providing residential accommodation and the ground floor a self-contained unit now in use as an office.

The office has a large open plan ground floor with stairs to the rear leading to 3 smaller offices, the kitchen, WCs and a rear fire escape.

The specification includes:

- Suspended ceilings with recessed lighting
- Wood effect flooring throughout
- Air-conditioning
- Perimeter trunking

There is no parking provided with this lease.

## Accommodation

The following net internal floor areas are provided:

	Sq M	Sq Ft
Ground Floor	129.31	1,392
Rear Upper Floor	63.64	685
<b>Total</b>	<b>192.95</b>	<b>2,077</b>

## Business Use Class

Following recent planning updates B1(a) office use is part of a new E planning class. Subject to gaining a change of use to E this will allow use as the following amongst others:

- Offices/ financial use (former B1a and A2 use)
- Café & Restaurant (former A2 & A3 use)
- Shops, hairdressers (former A1)
- Doctors, acupuncture, Creche/ Nursery (former D1)

## Business Rates

According to the Valuation Office Agency website the property previously had a Rateable Value of £26,500. The current owner split the assessment into three as follows: £19,000 & £6,900 & £1,300. This totals £27,200.

## Energy Performance Certificate

The property has an asset rating of 53, which falls within band C. A copy of the EPC is available upon request.

## Terms

The property is available on a long leasehold basis. The lease is 999-year lease which began 17<sup>th</sup> December 2018.



The ground rent is a peppercorn.

The service charge and insurance are understood to be circa £1,000 per annum.

The quoting price is **£275,000** to purchase or **£25,000** to rent per annum.

## VAT

The property has not been elected for VAT and so no VAT is payable on the purchase price.

## Enquiries to:

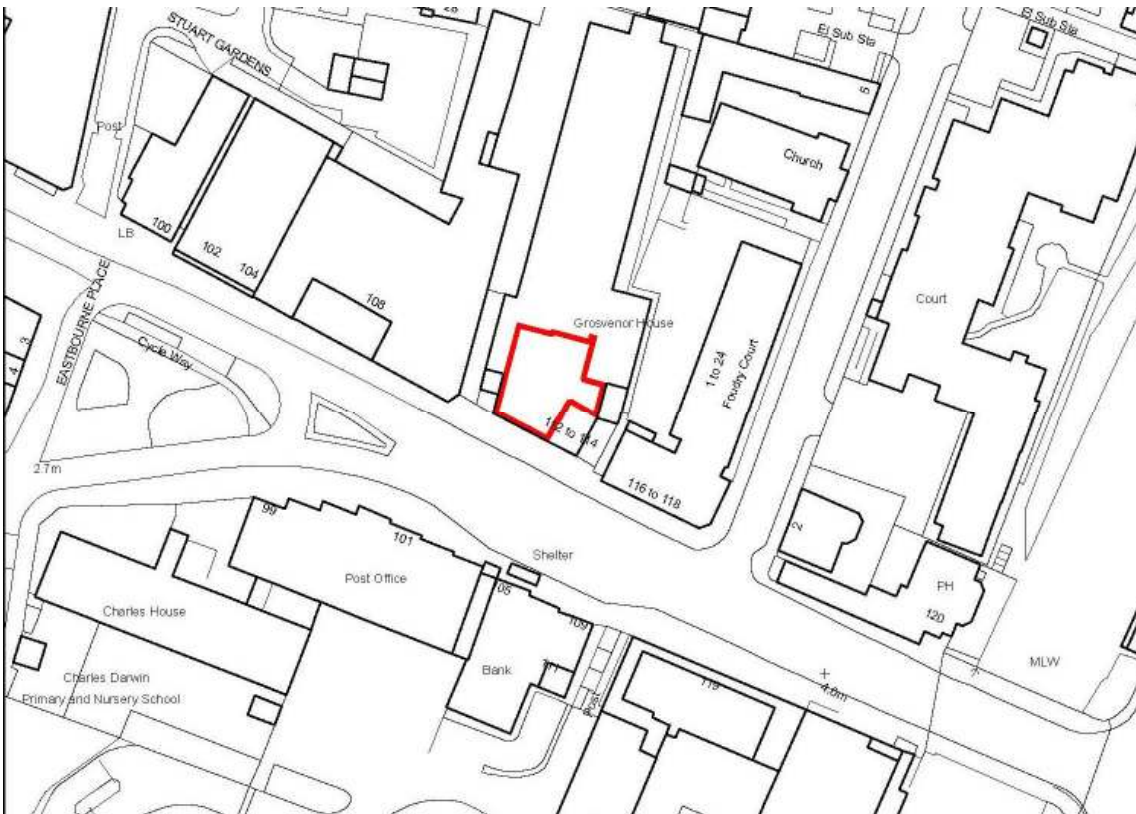
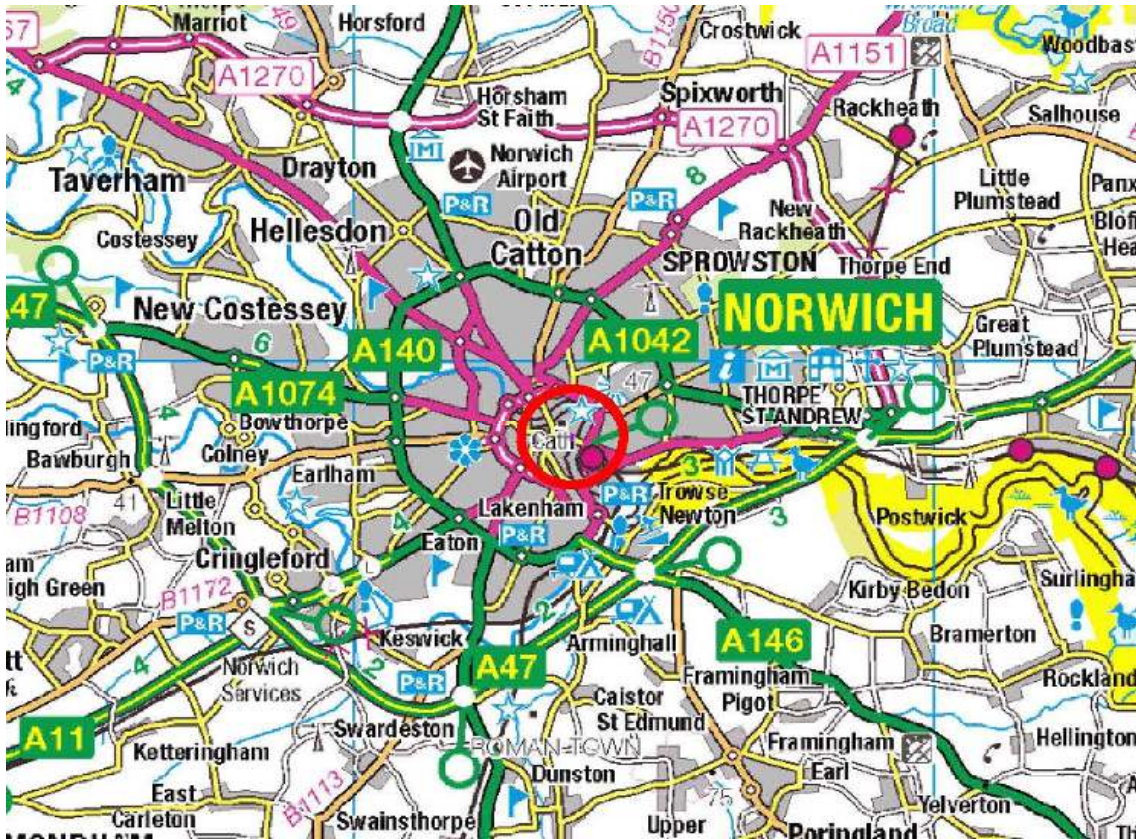
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