

Retail/Office premises TO LET/FOR SALE

**113 A & 113B Reepham
Road Hellesdon NR6 5AB
51.58 & 27.56 sq. m. (555 & 254 sq. ft.)**



LOCATION

The subject property is located on Reepham Road a busy vehicular arterial route into the City, just over two miles north of the city Centre. The property is located within close proximity to the Boundary Road junction, an area containing a mixture of property types, with nearby occupiers including the Dixon Shopping Centre (with 20+ shops), Anglian Home Improvements, Hunters Land Rover, HA Fox Jaguar, in addition to a number of local operators including a convenience store and a barbers.

The 113a benefits from a large glazed return frontage onto Reepham Road and Hasings Avenue. The property also benefits from being within a densely populated residential area, whilst also being within close proximity to a well-established commercial area.

Both properties provide good retailing areas with storage, kitchen and WC facilities. They also benefit from a large forecourt parking.

ACCOMMODATION

The subject premises, currently occupied by The Total Kitchen Company & Cycloservices, comprises ground floor retail/office areas with kitchenettes and WCs.

With the following approximate areas:-

Floor	Description	Sq. M	Sq. Ft
113a	Retail/office	51.58	555
	Kitchen	-	-
	WC	-	-
	Total:	51.58	51.58
113b	Retail	23.60	254
	Kitchen/storage	3.96	43
	WC	-	-
	Total:	27.56	254

TENURE

The properties are being offered by way of a new; full repairing and insuring leases for a term of six years, at a commencing rental of **£11,950pax** for **113A** and **£4,950pax** for **113B** subject to 3 yearly upward only rent reviews.

PURCHASE

Price on application.

RATEABLE VALUE

The property has been entered onto the Valuation Office Agency website as followings:

Description:	113A Office and Premises	113B Shop and Premises
Rateable Value:	£14,000	£4,550.00
Rates Payable	2020/21: TBC	

ENERGY PERFORMANCE CERTIFICATE

The 113B has an energy rating of D. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Goodge Property Services

Contact: Tim Goodge Tel: 07855 885454 Email: tim@goodgepropertyservices.co.uk

SUBJECT TO CONTRACT

January 2021

Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services 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. Goodge Property Services 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.

