

Office/Retail premises

(subject to planning)

TO LET

24 Calvert Street

Norwich NR3 1BY

28.33sq. m (305 sq. ft.)



LOCATION

The subject property is located on the junction of Calvert Street & Cross Lane Street a quiet street a quarter of a mile north of the city Centre, surrounded by residential property, but with St Crispins House, Stannard Place and St Marys Works, business premises a stones through away.

ACCOMMODATION

The subject premises, a small sized office unit, until recently utilised by Stephen Bach Osteopath. The property comprises ground floor office area with a storage room, kitchen and WC.

With the following approximate area:-

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Office/Retail area	25.57	275
	Store room	2.76	30
	Kitchen	-	-
	WC	-	-
	Total:	28.33	305

TENURE

The property is being offered by way of a new; internal repairing and insuring lease for a term of six-years, at an annual rent of **£5,950**, subject to 3 yearly upward only rent reviews.

The tenants will be responsible for the maintenance of their interior and their shop front and for the payment of the service charge to cover the landlord's expenses of maintaining the common facilities within the building, including the fire alarm and external maintenance.

The property currently has a D1 use (clinic/surgery) and will need a planning change of use although we have been unable to confirm this with Norwich City Council.

RATEABLE VALUE

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

Description: Shop and Premises

Rateable Value: **£5,560.00**

Rates Payable 2019/20: **£2,744.50**

We are informed that those occupiers who qualify for small business rates relief will not be liable for business rates. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of TBC. 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

JULY 2020

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.

