

Office premises

TO LET

**1 Upper Goat Lane
Norwich NR2 1EW
100.85 sq. m (1087 sq. ft.)**



LOCATION

The subject property is located fronting Upper Goat Lane situated in Norwich City Centre, not far from the prime retailing area of Gentlemans Walk. Upper Goat Lane being part of the “Norwich Lanes” an area, which are a series of alleyways, courtyards and open spaces leading from St Giles & St Benedicts streets to London Street. The Lanes are home to well over 300 independent retailers, cafés, restaurants, pubs and bars, nearby occupiers are Mambo Jambos, Flint Hair, Rock Pop Collection Limited, {my} Dentist and the St Giles car park.

The Norwich Lanes is different from other areas of Norwich and towns & cities, being more individual, independent and quirky office occupiers, retailers and businesses in an area of cobbled streets, narrow alleys and period buildings.

ACCOMMODATION

The subject property comprises a three-storey building of brick construction, providing various offices, kitchen/staff room and WC facilities. The property benefits from a gas fired boiler and hot water tank located in the basement. On the ground floor, there is prominent frontage to Upper Goat Lane and therefore may be suitable for a different use (STP).

The property provides the following approximate areas:-

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Office	13.85	150
	Storage	2.13	23
First Floor	Offices	55.23	595
Second Floor	Offices	25.9	279
	Storage	3.74	40
	Kitchen	-	-
	WC	-	-
	Total:		100.85

TENURE

The property is being offered by way of a new; a full repairing and insuring lease for a term of **six** years, at an annual rent of **£9,950(pax)** (plus VAT), subject to 3 yearly upward only rent reviews.

RATEABLE VALUE

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

Description: Shop and Premises

Rateable Value: **£8,800**

Rates Payable 2019/20: **£4,302.80**

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 **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

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