GOODGE
PROPERTY SERVICES

TO LET
Retail Premises
173 Plumstead Road
Norwich
NR1 4AB
48.97 sq. m. - 527 sq. ft.
Available October 2026



LOCATION & Description

The property is located fronting the North side of Plumstead Road, a busy vehicular access road to Norwich's City Centre, less than a mile & a half away to the south-west. The property is in a parade of shops including Plumstead Mini Mart, Cakebox, East Anglia's Children's Hospices charity shop, Archers Butchers and several Hair Salons & takeaways including Dominos Pizzas also nearby is a BP Garage including a Londis Shop & Subway, Aldi Supermarket & Tesco Express.

The property is a mid-terrace, single storey building of brick construction under a flat roof with a long rectangular retail area, to the rear there is a kitchen and a WC.

ACCOMMODATION

I have measured the subject property using the RICS code of measuring practice guidelines and calculate the net internal area as follows:

	Description	Sq. M	Sq. Ft
Ground floor	Retail Area, Kitchen & WC	48.97	527
	Total:	**48.97**	**527**

TENURE

The property is being offered by way of a minimum **six-year** lease, with a break clause and rent review on the third anniversary at a rent of **£15,995** pa.

RATEABLE VALUE

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

Description: Shop and Premises Rateable Value: **£11,750**

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 **B**.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents**:**

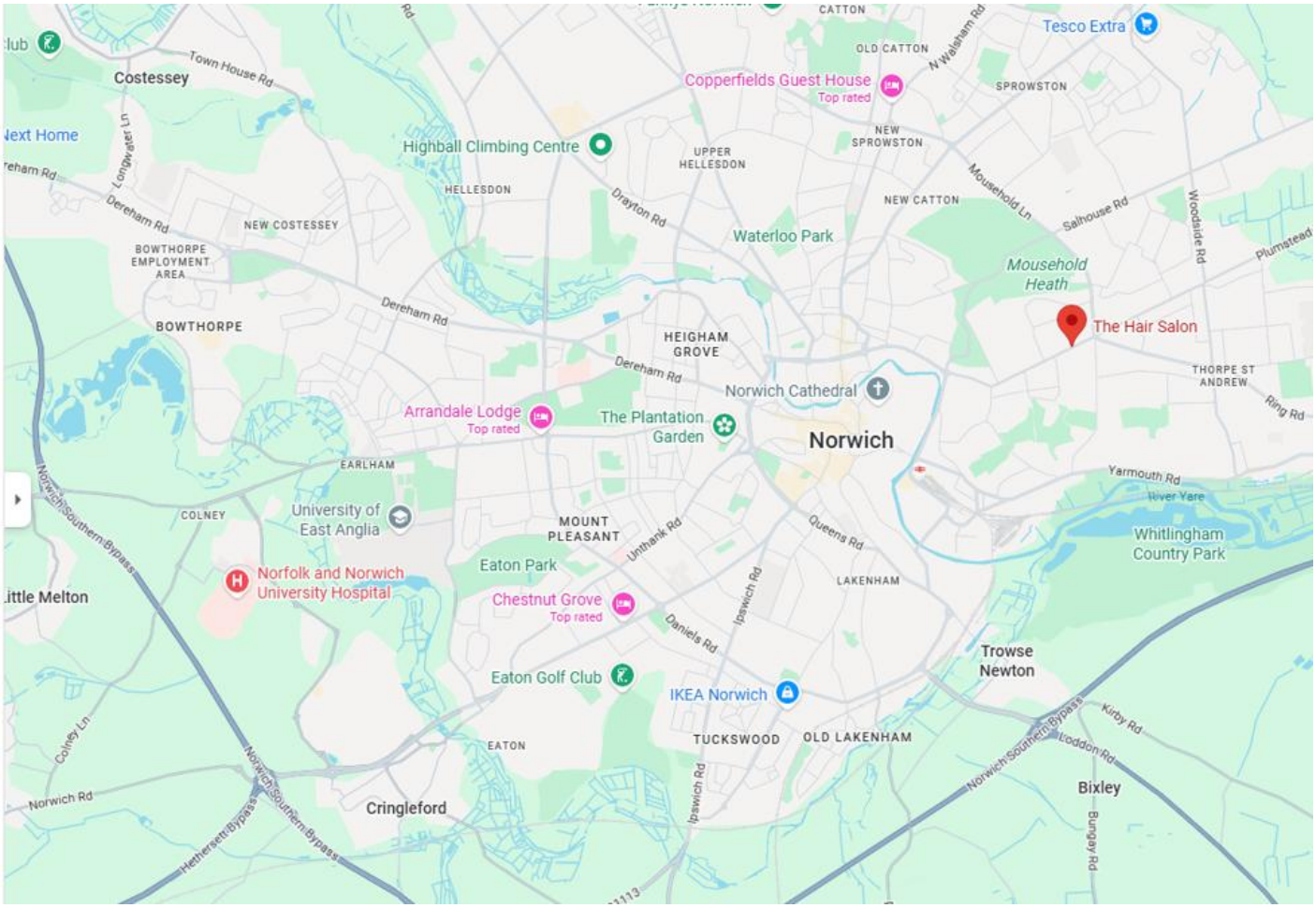
Goodge Property Services

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

SUBJECT TO CONTRACT

August 2026

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.




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