



# ROCHE

## Retail

## NORWICH | NR3 1DZ

### Anglia Square Shopping Centre

# TEMPORARY SHOPS TO LET

#### Location

Anglia Square is a large neighbourhood shopping centre to the north of Norwich's city centre lying immediately adjacent to Magdalen Street and the Inner Ring Road. The centre has the benefit of surface car parking and is serviced by one of Norwich's main arterial bus routes. Retailers at **Anglia Square** include **Poundland, Iceland, QD, Savers, Greggs, Boots**, etc.

#### Accommodation

The temporary premises provide the following approximate gross internal floor areas:

<b>24 Anglia Square</b>		
Ground Floor	1,024 sq ft	95.1 sq m
<b>1 Annes Walk</b>		
Ground Floor	760 sq ft	70.6 sq m
<b>2/4 Annes Walk</b>		
Ground Floor	4,237 sq ft	393.6 sq m

#### Tenure

The units are available on new 2 year leases subject to landlord options to break on and after September 2020.

#### Rent and Service Charge

<b>24 Anglia Square</b>	<b>£5,000</b> per annum plus VAT
<b>1 Annes Walk</b>	<b>£3,000</b> per annum plus VAT
<b>2/4 Annes Walk</b>	<b>£5,000</b> per annum plus VAT

#### Energy Performance Certificate (EPC)

A full copy of the certificate for each unit is available upon request.

#### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Values are:

<b>24 Anglia Square</b>	<b>£2,400</b>
<b>1 Annes Walk</b>	<b>£3,000</b>
<b>2/4 Annes Walk</b>	<b>£37,500</b>

Please note the above is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council (Business Rates: 0344 980 3333), or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

#### Legal Costs

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

#### Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

#### Viewing

Strictly by appointment through the sole letting agents:

Roche Retail:  
**Contact: Adrian Fennell**  
 Tel: 01603 756334  
 Email: [adrian.fennell@rochesurveyors.co.uk](mailto:adrian.fennell@rochesurveyors.co.uk)

#### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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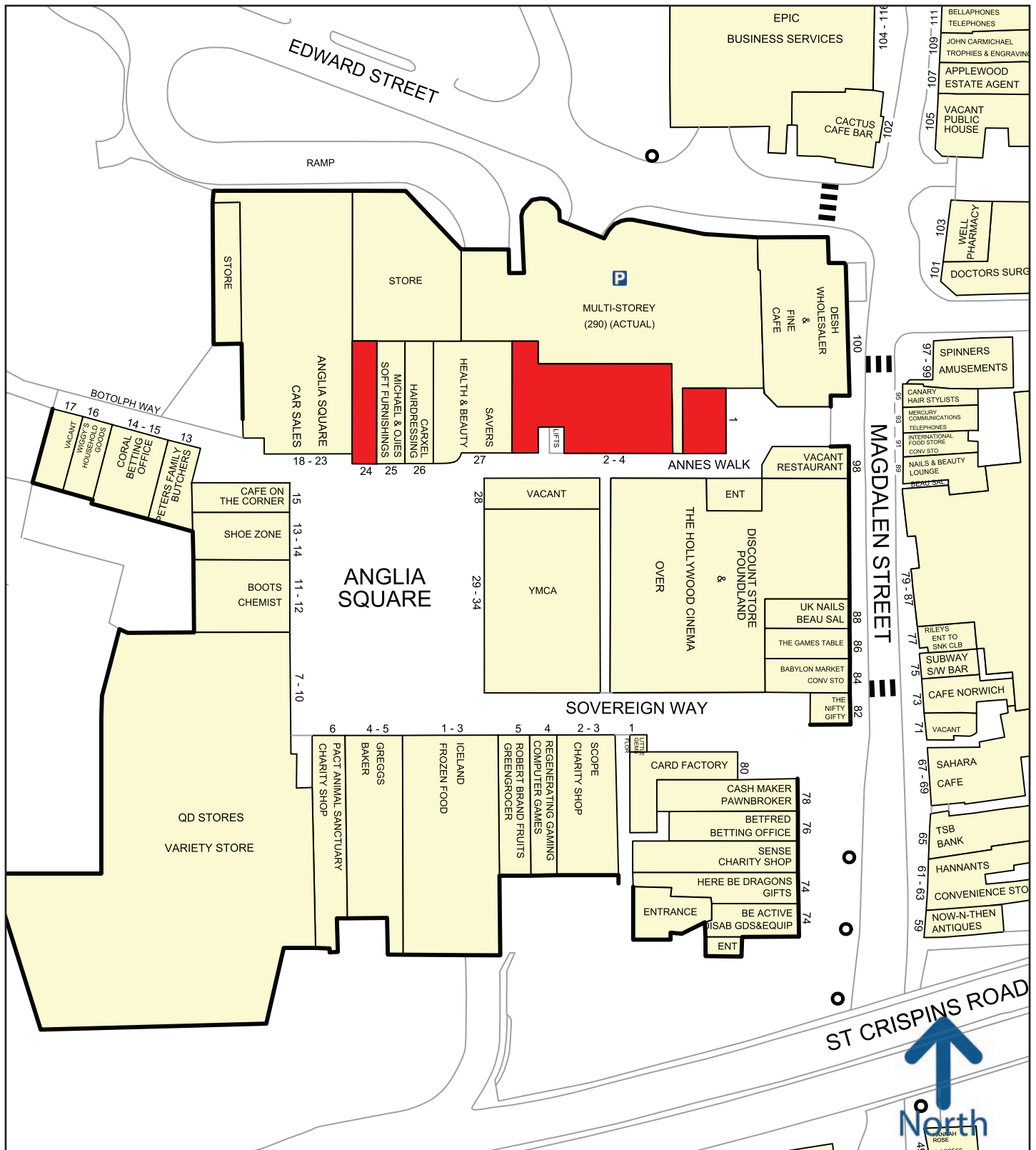
**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

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