



Office / Retail Premises

18.23 SqM (196 SqFt)

DRAFT

Retail / Office

To Let

POPULAR TOWN LOCATION

IDEAL STARTER UNIT

CAR PARKING NEARBY

**SUITABLE FOR A NUMBER OF
USES WITHIN USE CLASS E**

7 Blofields Loke, Aylsham, Norwich, NR11 6ES

The property is located off Blofields Loke, a short distance from Red Lion Street and the Market Place in Aylsham town centre.

Blofields Loke runs from Red Lion Street to Oakfield Road and links one of the main large free car parks in Aylsham to Aylsham Market place.

The property forms part of a small retail courtyard with a small number of other retail occupiers.

Near by occupiers include G W White Butchers.

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Description

The property comprises a ground floor lock up retail unit of brick construction with single pitched roof with clay pantiles.

The property has carpets and plastered and emulsioned walls with recessed spot lights to the ceiling. Heating is via electric heater

Communal WC facilities are available within the courtyard scheme.

Whilst the property has no parking there is a large free public car park a short distance from the property.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:

TOTAL NIA = 18.23 sqm (196 sq ft)

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£3,950 per annum** exclusive.

Business Rates

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

Description: Shop and Premises

Rateable Value: £1,850

Rates Payable 2021/2022: £923.15

Please note: The new tenant may benefit from small business rates relief. Please contact the agent for further information.

Legal Costs

The incoming tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Energy Performance Certificate

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Mark Mayhew Tel: 01603 216828

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or

Hiedi Collis Tel: 01603 216823

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SUBJECT TO CONTRACT - MRM/hcc/05.2021

