



## TO LET – RETAIL UNIT

**Norwich Station,  
NR1 1EF**

**greateranglia**

### **Location:**

Norwich railway station is the terminus station serving the city of Norwich and is managed by Greater Anglia. The station provides commuters with regular access to Cambridge, Great Yarmouth, Stansted Airport and a number of other major stations.

**4m +  
Annual Footfall\***

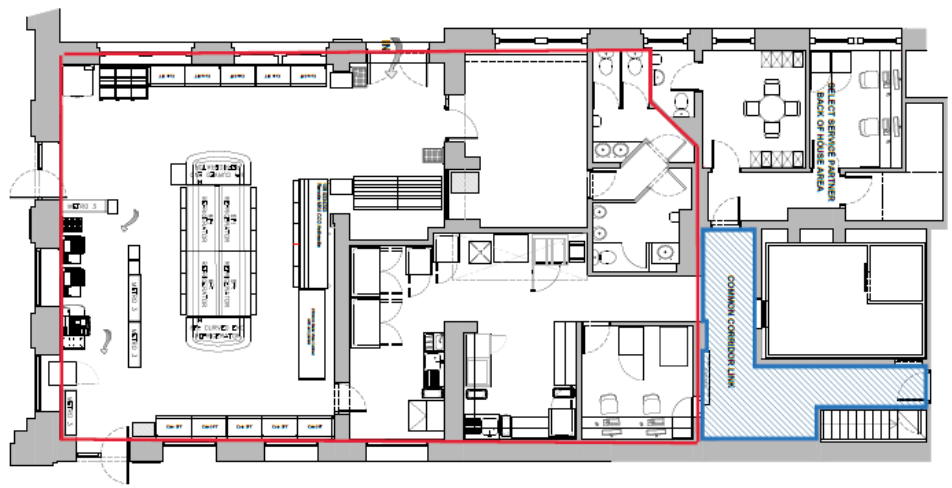
For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

### **Description:**

Exciting business opportunity has become available in a prominent location at busy Norwich Station. The premises forms part of Norwich station building with multiple access points into the property. Would suit a restaurant, bar or retail offer.



\* Footfall figures from the Office of Rail & Road for 2019/20



### Property:

Being part of the station building, the sides are solid brick with waist height to ceiling windows. The unit also benefits from extensive back of house and basement storage area.

### Unit Size:

Retail Unit: 255 sq.m. 2745 sq.ft.

### Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

### Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

### Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fess

### Energy performance certificate (EPC)

FORMER Norwich Station M & S Station Approach Thorppe Road Norwich NR1 1EF	Energy rating <b>D</b>	Valid until: 15 October 2021 Certificate number: 6241-4763-5282-2035-4001
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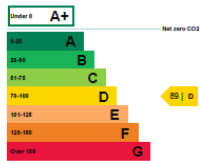
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	188 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.  
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.  
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built ▶ 26 | B

If typical of the existing stock ▶ 76 | D

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Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that:  
(1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract.  
(2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.  
(3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order.  
(4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required.  
(5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.