



90-92 MIDDLETONS LANE, HELLESDON, NORWICH, NORFOLK, NR6 5NR

RETAIL PREMISES WITH WAREHOUSE

- Former convenience store with large open plan sales area
- Additional 1,236 sq ft warehouse
- Suitable for a variety of uses s.t.p
- Well located fronting Reepham Road and Middletons Lane

TO LET £42,000 pax | 461.1 sq m (4,995 sq ft)

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BROWN & CO

Property and Business Consultants
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Location

The property is situated within a local retail parade positioned fronting Middletons Lane, approximately three miles north-west of Norwich City centre. The location benefits from good visibility from passing traffic and pedestrians.

Nearby occupiers include a mix of retailers and professionals with William Hill, L E Electrical, Winkworth estate agents and various other independent shops in close proximity.

Description

The property comprises a single storey brick-built retail unit with flat roof, two adjoining garages/small stores and a brick-built warehouse with mono-pitched insulated roof with roof lights.

Internally, the former retail unit is divided to provide an open-plan sales area, staff room with toilets and a rear store which was previously occupied for bakery use. The sales area has a maximum ceiling height of 2.5 meters and has been stripped of all shop fit-out to leave a shell finish.

The warehouse is open-plan with a WC and lobby area in one corner with pedestrian access and an electric roller-shutter door provides access into the main unit space.

Externally, there is a fenced and gated yard at the rear of the retail unit and in front of the warehouse providing secure storage and loading space for retailers.

Accommodation

The property provides the following approximate internal floor area.

Description	sq m	sq ft
Retail unit sales	246.0	2,648
Retail unit stock room	68.9	741
Garage	17.7	190
Store	16.5	178
Warehouse	114.9	1,236
Total	461.1	4,995

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Shop & premises
Rateable Value	£32,500
Rates payable for 2026/2027	£14,040

Rent

£42,000 per annum exclusive.

Terms

The premises are available to let on a full repairing and insuring basis for a number of years to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

To be confirmed.

VAT

It is understood that VAT is not applicable.

Viewing & Further Information

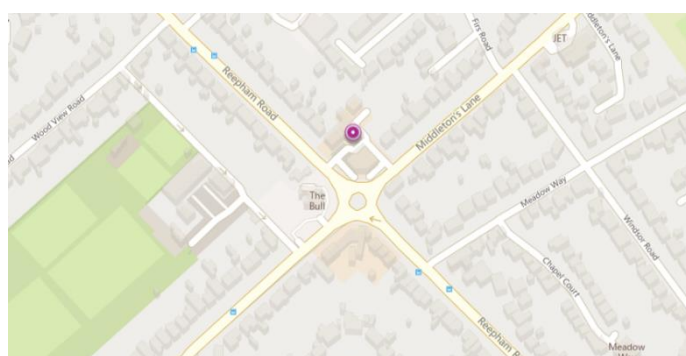
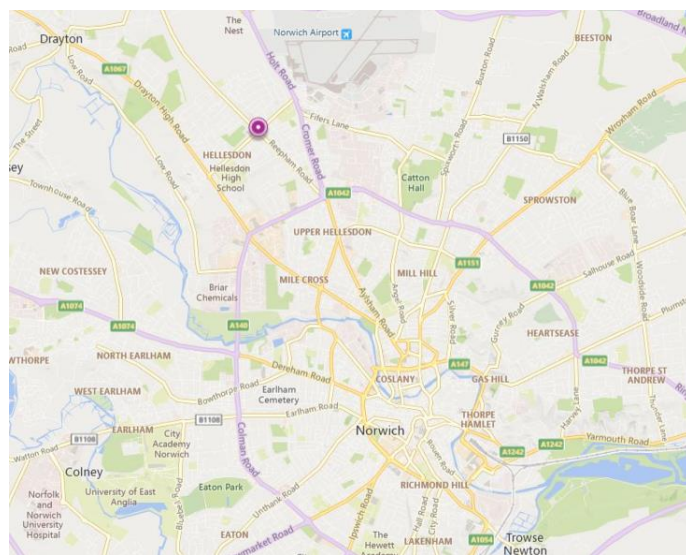
Strictly by appointment with the sole letting agent:-

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