



Location

The property is located on Prince of Wales Road, which is the main thoroughfare from the city centre and Tombland to the Riverside complex and train station. The area is a mixture of bars, offices, and residential accommodation and within easy walking distance to the main shopping areas of Chantry Place and Castle Quarter.

Description

The premises comprise a terraced three storey office building. The ground floor provides two self contained office/retail units fronting Prince of Wales Road. The first and second floor provides primarily open plan office accommodation accessed from a separate ground floor entrance. The property benefits from the following specification and features:

- Residential conversion opportunity subject to planning
- Prominent position on Prince of Wales Road
- Separate recessed entrance to the upper floors
- Suspended ceilings incorporating Cat 2 lighting
- Disabled WC facilities and carpeted floors
- Security alarm
- Gas fired central heating / air conditioning to part
- Ground, First and Second floor WC facilities
- Internal lift (not currently in use)
- Close proximity to multi storey public car park on Rose Lane

Accommodation

The property is arranged over ground, first and second floor with an approximate net internal floor area of **5,410 sq ft (502.6 sq m)**.

Ground Floor Office	1,000 sq ft (92.9 sq m)
Ground Floor Retail	987 sq ft (91.7 sq m)
First Floor Office	1,675 sq ft (155.6 sq m)
Second Floor Office	1,748 sq ft (162.4 sq m)

Tenure & Terms

The freehold interest is offered for sale with vacant possession. The seller reserves the right to charge VAT on the sale price.

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Price

£625,000 plus VAT

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

Rates

The Valuation Office Agency website indicates that as from April 2023 the property has the following Rateable Values. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates.

Ground Floor Retail	£24,750
Ground and First Floor Offices	£27,250
Second Floor Offices	£22,000

Planning & Uses

We understand the current uses fall within use class E and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk

Plant & Equipment

Mains electricity and water are connected. 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.

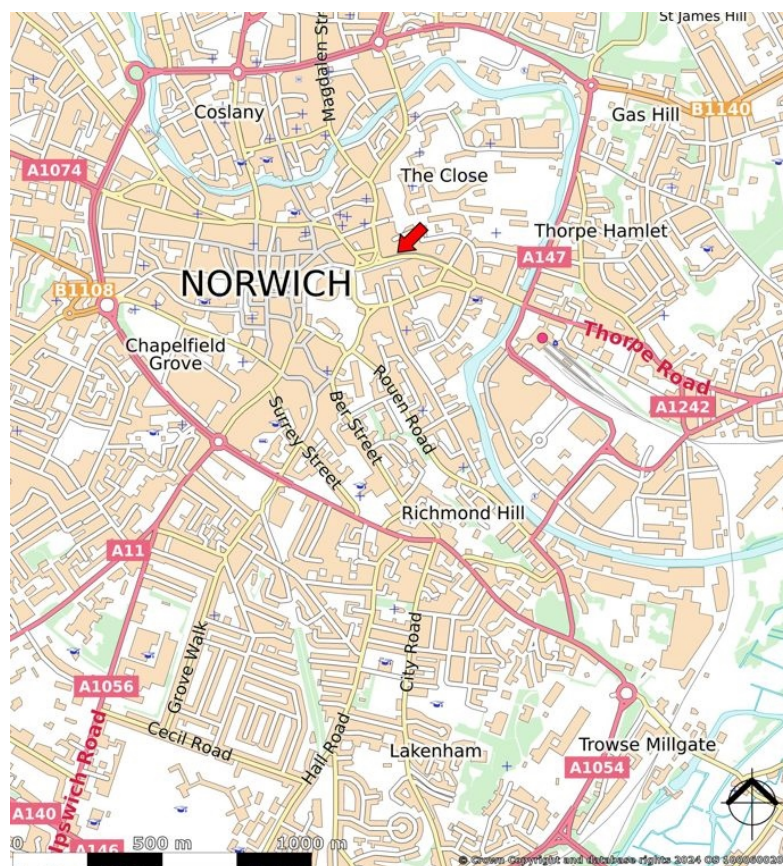
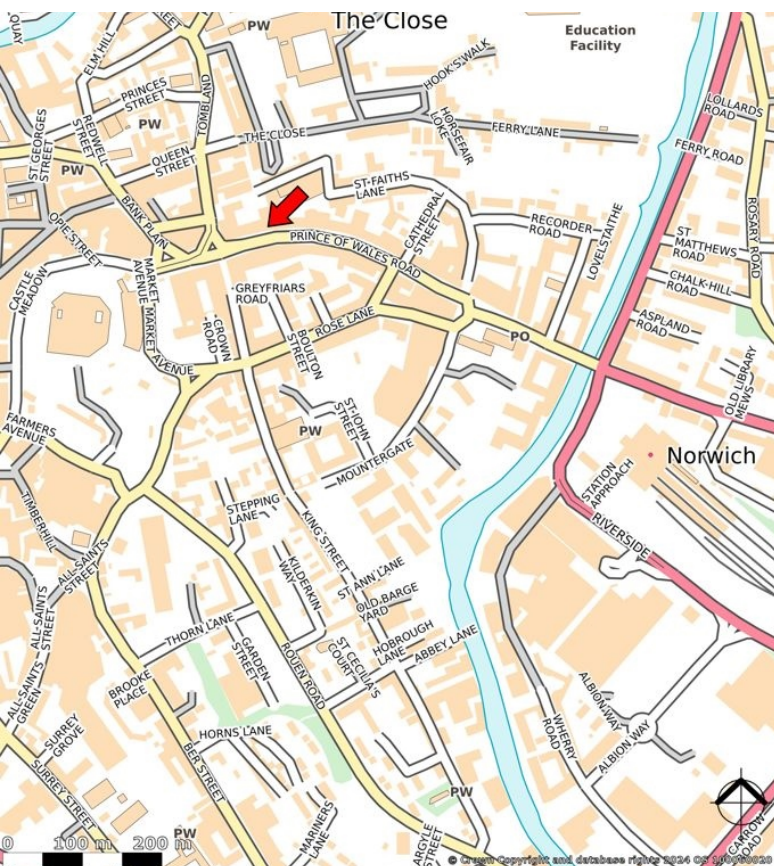
Legal Costs

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

Energy Performance Certificate

The property is assessed separately and currently has Energy Performance Asset Ratings of D (85), D (80) and D (87). A full copy of the certificates are available upon request.

Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
samk@rochecs.co.uk



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IMPORTANT NOTICE

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- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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