



# ROCHE

## Retail

## Norwich | NR3 4AN

### Anglia Square Shopping Centre – 78 Magdalen Street

## REFURBISHED SHOP 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 shop unit fronts onto Magdalen Street and provides the following approximate gross internal floor area:

<b>78 Magdalen Street (Sovereign Way)</b>		
Ground Floor	1,423 sq ft	132.2 sq m

#### Tenure

The unit is available on a new 5 year lease subject to landlord options to break on and after March 2023.

#### Rent and Service Charge

<b>78 Magdalen Street</b>	<b>£14,000</b> per annum plus VAT
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#### 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>78 Magdalen Street</b>	<b>£9,500</b>
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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.

#### 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

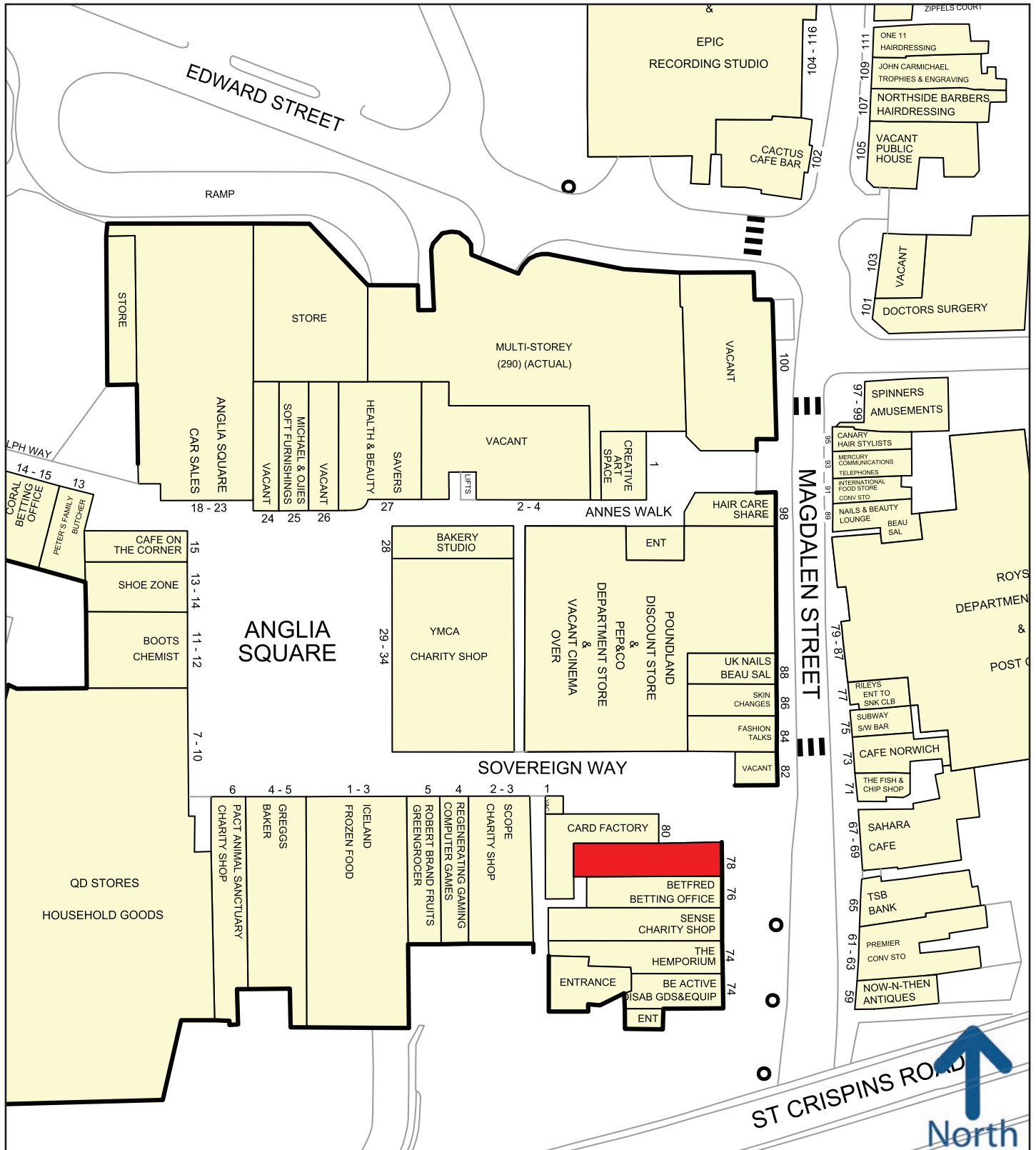
Email: [adrian.fennell@rochesurveyors.co.uk](mailto:adrian.fennell@rochesurveyors.co.uk)

#### 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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#### IMPORTANT NOTICE

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  - 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.
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