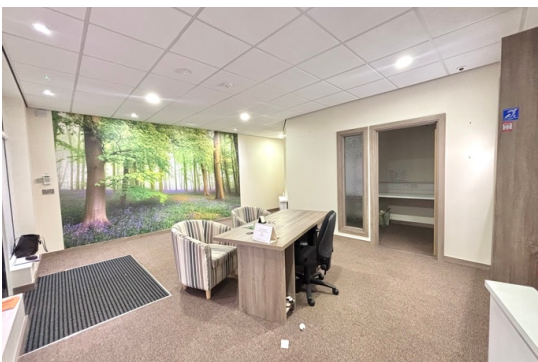




RETAIL PREMISES WITHIN SHOPPING PRECINCT

UNIT 6 BOWTHORPE SHOPPING CENTRE, NORWICH,
NR5 9HA

- 400+ free carparking spaces
- Pedestrian precinct anchored by 40,000 sq ft Roys of Wroxham Supermarket
- Ground floor lock up shop

£19,000 PAX | 85.2 sq m (917 sq ft)

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BROWN & CO

LOCATION

Bowthorpe is a residential and commercial area situated approximately 4 miles to the west of Norwich City Centre with good access to the A47 southern bypass. With over 400 free car parking spaces and being well served by public transport, the centre is easily accessible by car and bus.

The premises is situated within the pedestrian precinct of the Bowthorpe Shopping Centre, which is anchored by a 40,000 sq ft Roys of Wroxham supermarket and variety store.

Tenants in the shopping centre include Bowthorpe Pharmacy, Tan Theory, WOW Beauty, EACH, Dominoes, Manor Court Homecare, Priscilla Bacon, along with a bakers, a café, an opticians and Chinese takeaway. The Bowthorpe Health Centre and Norkie public house are situated next to the shopping centre.

DESCRIPTION

The property comprises a ground floor lock up shop unit with brick and glazed shop front, suspended ceiling, carpeted floor, air conditioning, rear ancillary accommodation and WCs.

There is also rear access to the car park for loading.

ACCOMMODATION

The property comprises the following net internal floor areas:

Description	Sq ft	Sq m
Zone A	388	36.0
Zone B	370	34.4
Ancillary	201	18.7
Total NIA	917	85.2

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.

SERVICE CHARGE

A service charge is payable to cover maintenance, repair and insurance of the shopping centre.

TOWN AND COUNTRY PLANNING

The property has previously operated within Class E and would be suitable for a wide variety of office, retail, leisure and recreational uses. Some restrictions may apply, please contact the agent for further information.

BUSINESS RATES

Business rates will be the responsibility of the tenant. The property has the following assessment:

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated Jul 26

Rateable Value (from 1st April 2026) - £13,000

Rates Payable - £5,616

LEASE & RENTAL TERMS

The property is available to let on a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of £19,000 per annum exclusive.

EPC

The property has an EPC rating of C(74).

VAT

It is understood that VAT is applicable and will be charged in addition to the rent.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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