



2a RIVERSIDE CENTRE, HOVETON, WROXHAM, NR12 8AJ

PROMINENT FIRST FLOOR OFFICE

- Close to Hoveton & Wroxham Station and other transport links
- Attractive riverside setting
- Potential for full business rates exemption
- Central Wroxham location

TO LET £9,500 pax | 109.3 sq m (1,179 sq ft)

Lily Jerome
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BROWN & CO

Property and Business Consultants
brown-co.com

Location

The property is located on the Norwich Road in the centre of Wroxham. It is a 5-minute walk from Hoveton & Wroxham train station and is situated on a number of bus routes. The property has a waterfront location with views onto the River Bure, part of the Norfolk Broads.

The Broads Centre is just a short walk from occupiers including Roy's of Wroxham Department Store, Barclays Bank, McDonalds and Cecil Amey Opticians.

Description

The property comprises a first floor air-conditioned office with a ground floor reception area, kitchenette and male and female WC facilities.

There is one large parking space to the rear of the property in a shared yard with an automated barrier.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Ground floor reception	17.4	187
First floor office	75.5	815
First floor kitchen	16.4	177
Total NIA	109.3	1,179

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	£6,700
Rates payable for 2025/6	£0*

*The rateable value is below the minimum value threshold therefore the tenant maybe eligible for a full exemption. Please contact North Norfolk District Council for further information.

Rent

£9,500 per annum exclusive.

Tenure

The premises is available to let on a new full repairing and insuring lease for a number of years to be agreed.

VAT

It is understood that VAT is applicable.

Legal Costs

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

EPC Rating

The property has an EPC rating of D (91).

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

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