



**CHAPMAN**  
CHARTERED SURVEYORS

**UNIT 1 ICE HOUSE PRECINCT, LONG STRATTON, NORWICH NR15 2XW**

66.8 sqm / 719 sqft



T. 01379 687645

[CONTACT@CHAPMANSURVEYORS.CO.UK](mailto:CONTACT@CHAPMANSURVEYORS.CO.UK)

[WWW.CHAPMANSURVEYORS.CO.UK](http://WWW.CHAPMANSURVEYORS.CO.UK)



Regulated by RICS

# TO LET

## Retail premises with parking

66.8 sqm / 719 sqft

### LOCATION

Long Stratton is a town in south Norfolk with a population of approximately 4,400 people. It is located on the A140 ten miles south of the A47 Norwich bypass and ten miles north of the A143 outside Diss. It has a wide range of services and amenities including a Co-op supermarket, local shops, a high school and a leisure centre. It is also the administrative centre for South Norfolk Council.

### DESCRIPTION

The premises comprise an end-of-terrace ground floor retail unit with full-height display windows in the front elevation as well as a rear access to the car park.

### ACCOMMODATION

Double doors from the communal walkway at the front of Ice House Precinct open into a large open-plan retail area with a storage cupboard, rear lobby with WC off and door to the rear car park. There is a powered roller-shutter door behind the front display windows and doors.

### FLOOR AREAS (NIA)

GF Retail	66.8sqm	719sqft
Shop width	5.25m	17'2"
Built depth	14.43m	47'4"

### AVAILABILITY

The property is available immediately.

### LEASE TERMS

New lease on Internal and Repairing and Insuring (IRI) terms.

### RENT

£120 per week (£6,240pa)

### VAT

No VAT

### SERVICES

Mains water and electricity.

### LOCAL AUTHORITY

South Norfolk Council.

### BUSINESS RATES

Rateable Value: £5,400

### ENERGY PERFORMANCE CERTIFICATE

Shop: C (62)

### PLANNING

We assume that the property has planning permission for Use Class E retail use by virtue of its existing use.

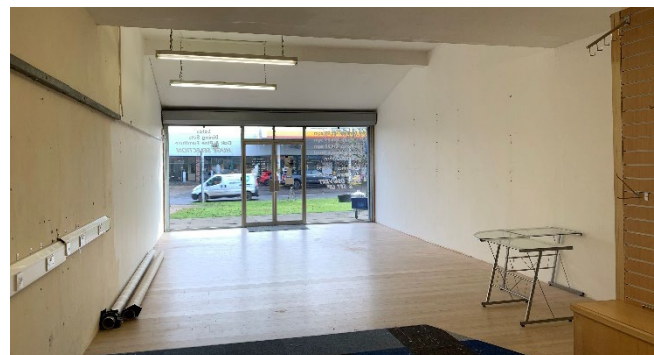
### VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman

Tel: 01379 687645

Email: [o.chapman@chapmansurveyors.co.uk](mailto:o.chapman@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.