

CAFE

TO LET

PABLO FANQUE
HOUSE, ALL
SAINTS GREEN,
NORWICH

NR1 3NA

123 sq m
1,324 sq ft

- Rent: On Application
 - Intensives Available
 - A1, A2, A3, B1 & D2 Uses
 - Full Height Glazing
-

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LOCATION

The new development will be prominently situated on All Saints Green, directly opposite John Lewis in Norwich City Centre. Nearby occupiers include Aviva and Evans Cycles.

DESCRIPTION

The property will comprise a self-contained ground floor unit suitable for retail, café, office, medical and other uses within a brand new multi storey purpose built student accommodation building.

The building design is striking and contemporary with intermittent brick cladding panels and full height glazing panels to the ground floor front elevation.

The unit will be completed to a shell and core specification ready to accommodate the tenants individual fit out. The floor to ceiling height will be circa 3.75m.

ACCOMMODATION

The property has been measured from scaled drawings.

Name	Size
Retail Unit	123 sq m (1,324 sq ft)
Total	123 sq m (1,324 sq ft)

PLANNING USE

Planning consent ref: 16/00790/F allows the following uses:-

- A1 - Shops
- A2 - Financial & Professional Services
- A3 - Restricted to Cafe use only
- B1 - Offices
- D2 - Restricted to Day Nursery, Health Centre, Clinic or Exhibition Hall

TERMS

The property is available by way of a new effective full repairing and insuring

lease on terms to be agreed.

RENT

£30,000 per annum.

SERVICES/SERVICE CHARGE

Available on request.

EPC

Available on request.

LEGAL COSTS

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

VAT

VAT will be levied in additional to the rent.

VIEWING

Strictly by appointment with sole agents Carter Jonas LLP.



CONTACT

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