



FRANCIS  
**DARRAH**  
Chartered Surveyors

## PROMINENT RING ROAD LOCATION

## SHOP TO LET

**UNIT 1,  
NOTCUTTS GARDEN CENTRE,  
DANIELS ROAD, NORWICH, NR4 6QP**

### LOCATION

Notcutts Garden Centre is located approximately 1 mile south of Norwich city centre on the A140 which forms part of the Norwich's outer ring road and very close to the junction with the A11 which is the main Norwich to London trunk road.

Notcutts occupy a site of approximately 7.5 acres and has recently undergone major refurbishment and extension including the restaurant which now seats 270 (plus 40 on the external terrace). Unit 1 is adjacent to the recently opened Pro Cook unit and is an integral part of the garden centre but has the benefit of its own independent customer access direct from the free 330 space car park and the 440,000 customers who visit annually.

### ACCOMMODATION

The unit comprises an internal area of approximately 980 sq ft (91 sq m). In addition the current tenants have ancillary storage units which may be available by separate negotiation.

With regard to staff welfare facilities we have been advised that these are provided in the main garden centre.

### TENURE

The premises are available by way of a new 5 year effective full repairing and insuring lease at a rent of £21,000 pax and VAT exclusive of occupational outgoings. The lease will be outside the security of tenure provisions of the Landlord and Tenant Act 1954. A longer lease may be available subject to negotiation.

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £17,500 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details are available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### VIEWING

Strictly by appointment through sole agents:

### Francis Darrah Chartered Surveyors

Contact: Carol Cooper  
Tel: 01603 666630  
Email: [carol@fdarrah.co.uk](mailto:carol@fdarrah.co.uk)

### SUBJECT TO CONTRACT

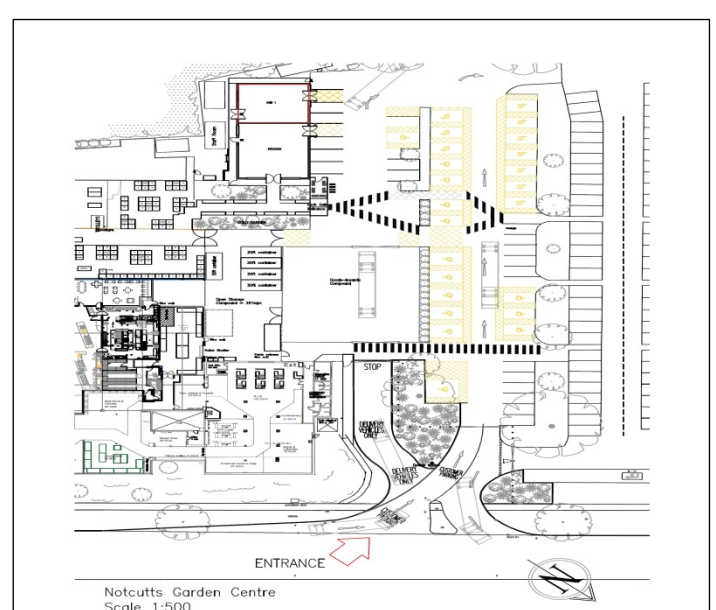
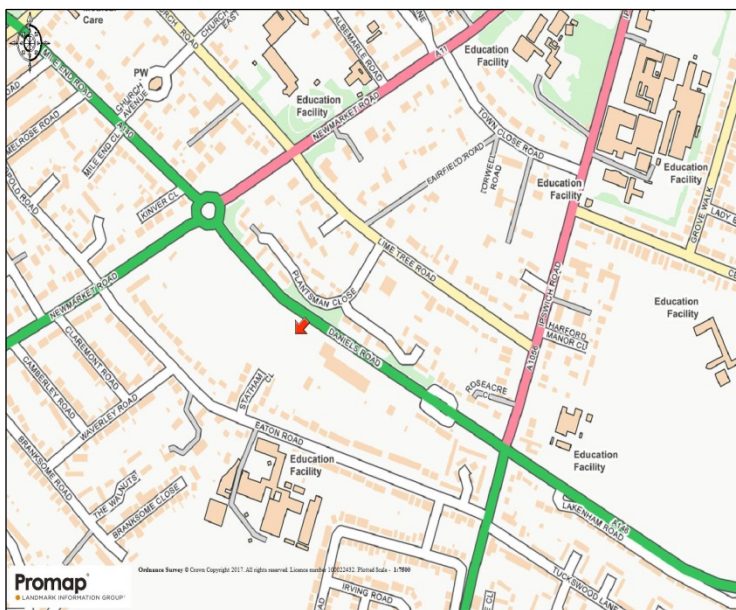
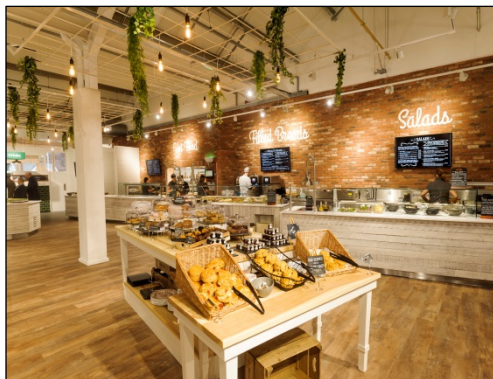
November 2017

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RETAIL



## Opportunity to be part of the Notcutts experience



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