

HADLEY TAYLOR

1-7 ST STEPHENS ROAD, NORWICH NR1 3SP

**PROMINENT FREEHOLD RETAIL INVESTMENT PROPERTY
LOCATED IN A CITY CENTRE LOCATION AND CURRENTLY
LET UNTIL 2029 AT £78,070 PER ANNUM PRODUCING A YIELD
OF 14.6%**



GUIDE PRICE £535,000



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 Fax: 01603 454087 www.hadleytaylor.com**

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

Location

The Property is located in the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. The University of East Anglia and the Norfolk and Norwich hospital are also close by.

The property

The retail space extends to 848.9 square meters (9137 sq ft) with staff kitchen, toilets and three storage rooms with rear access to St Stephens Square. The freehold interest also includes 24 flats and a shop sold off on long leases. The retail space is currently let to Body Power Sports Ltd at a rent of £78,070 per annum on a lease which expires in 2029 with annual RPI linked rent reviews. VAT is applicable to this purchase although if the buyer is VAT registered then the VAT can be dealt with using OTT.

Directions

The subject property is located on the St Stephens roundabout on the A147 inner ring road.

Local Authority

Norwich City Council.

Services

We understand that mains electricity, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250248

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300

