

## BUSY ROADSIDE OPPORTUNITY

## CAFÉ/SHOWROOM/ WORKSHOPS

### UNIT 3, NORWICH ROAD HORSTEAD, NR12 7EE

#### LOCATION

The property is located in the village of Horstead/Coltishall on the main Norwich to North Walsham road (B1150). Unit 3 shares the site with Horstead Garage, Websters Estate Agents and Break Charity.

Situated opposite the well-known landmark and extremely popular Recruiting Sergeant pub, the unit is **prominent** and has **good roadside frontage** with plenty of **parking** immediately in front of the unit.

#### ACCOMMODATION

The property is well fitted and ready for immediate trading. It can be let as a whole or it can be subdivided. Additional external storage and details of loading area can be provided.

	Area sq ft/sq m	Quoting rent pax
Coffee Bar	1,024/95	£20,000
Vehicle Display (front entrance)	511/48	To be discussed
Vehicle Display (front)	1,356/254	£20,000
Vehicle Display (rear)	718/67	£7,200
Car parking and rear storage		Included

#### TENURE

The property is available by way of a new FRI lease for a term to be agreed.

#### PLANNING

The current planning consent granted by Broadland and South Norfolk Council on 28 September 2023 is for a "mixed use of Car showroom and Workshop (sui generis) and Café (use class E).

#### RATEABLE VALUE

To be reassessed.

#### ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating B. 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 2024

**Tel: 01603 666630**

1 Bank Plain, Norwich, NR2 4SF

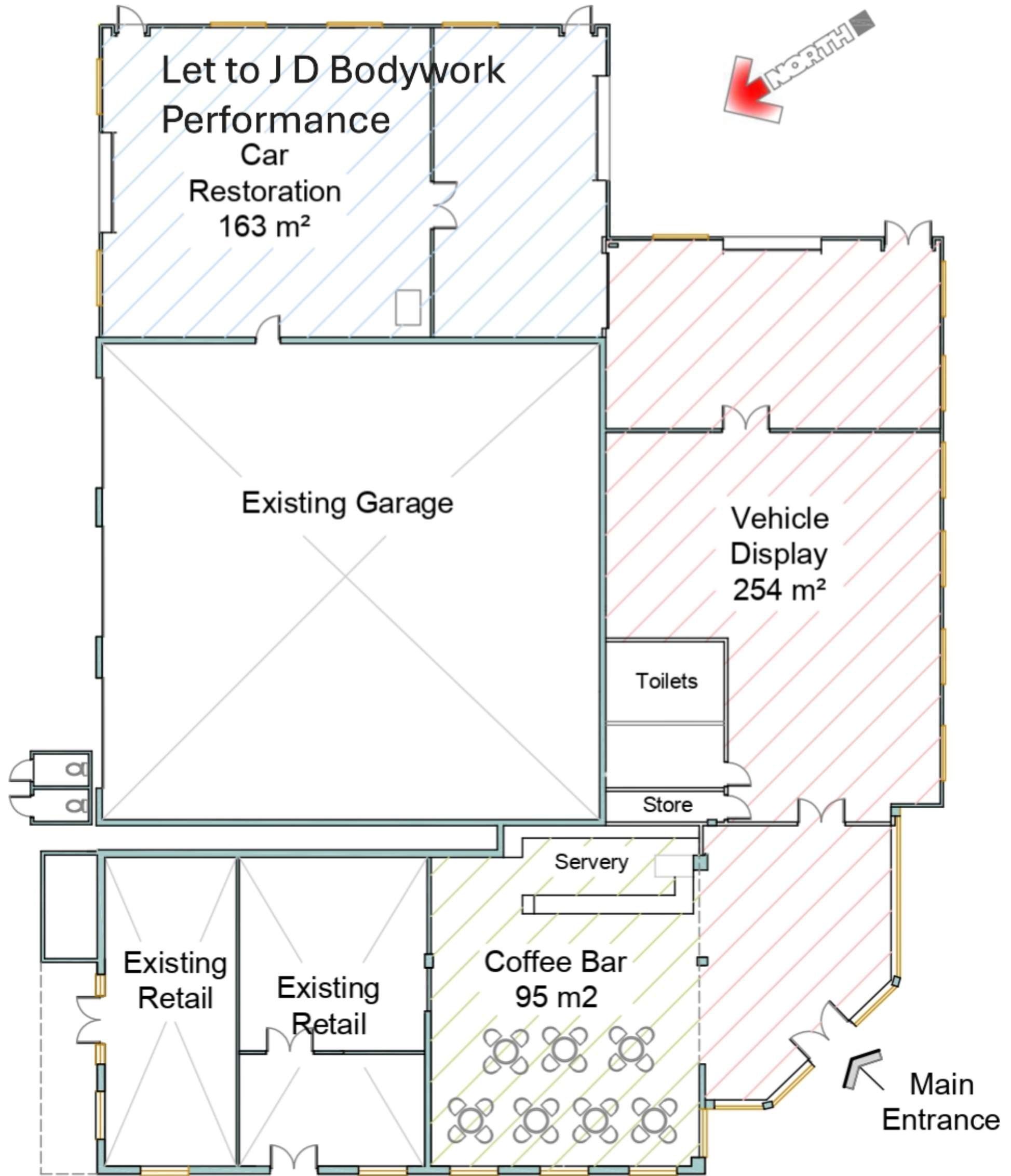
**Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**

[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)

RETAIL



# Ground Floor Plan



Scale 1 to 200 metres

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PLANS EPC SURVEYS

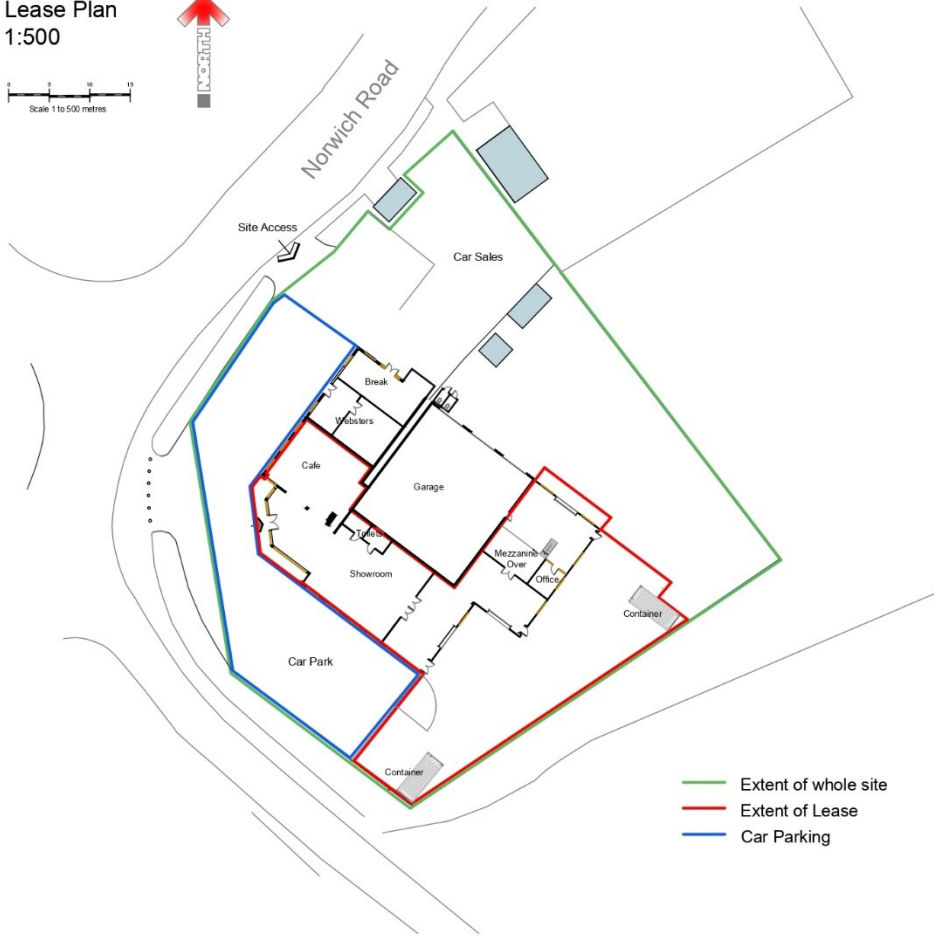
Scale  
1:200 at A4

Dwg  
Layout plan Randells Unit 3 Horstead ( Rev Jul10)

Date  
Jul 2023

**Lease Plan  
1:500**

Scale 1 to 500 metres



- Extent of whole site
- Extent of Lease
- Car Parking



Location Plan Scale 1:1250

0 Metres 50



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Extent of existing lease is shown in red. Existing car park is shown edged in blue. Lease location is hatched in red on location plan.

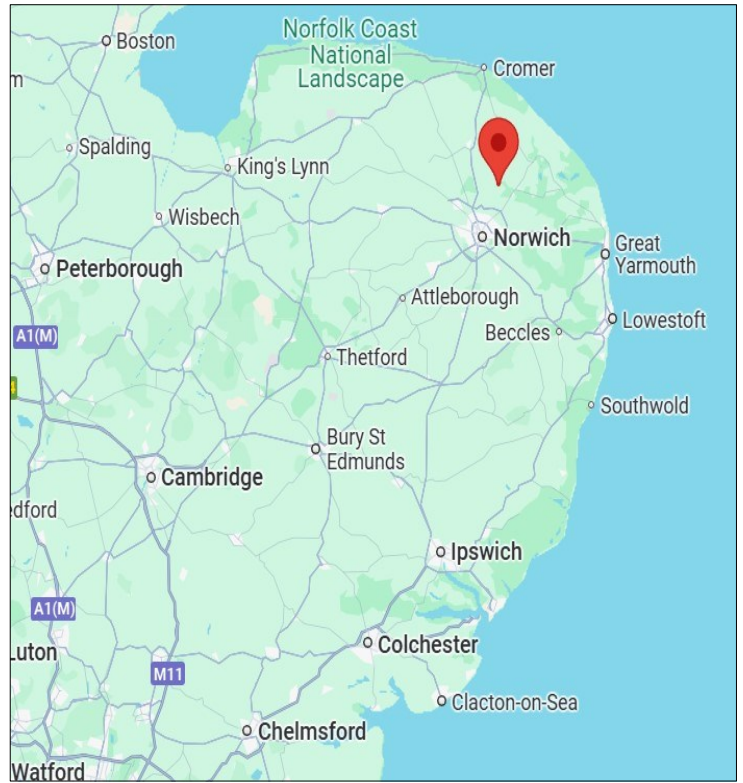
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Lease Plan  
Ground floor Cafe and showroom

Location Unit 3 Randells Norwich Road Horstead, NR12 7EE	Client
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Scale 1 : 500 (at A3)	Dwg No PB2359	Date 2May24
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