



City Centre former gym and offices with
car parking
6,758 sq. ft. (628 sq. m.)

- Excellent location with parking
- Planning Use Class E allows a wide variety of uses
- A mixture of showroom, offices, treatment rooms and open plan studio space.
- 24 on site car parking spaces (1: 282 sq. ft.)

100-106 BER STREET, NORWICH, NR1 3ES

TO LET

Situation

The property is located on Ber Street to the south east of Norwich City centre. It is circa metres from John Lewis with easy access to Bracondale and the inner ring road. Ber Street is a busy route to the City Centre near to the Harley Davidson showroom, car sales, cafes and restaurants.

Description

As of 1st September 2020, this property's planning use class was reclassified as E - Commercial, Business and Service. This allows a variety of uses to be permitted including:

- Offices/ financial use (former B1a and A2 use)
- Café & Restaurant (former A2 & A3 use)
- Shops, hairdressers (former A1)
- Doctors, acupuncture, Creche/ Nursery (former D1)
- Gyms & indoor sport (former D2)

<https://www.planninggeek.co.uk/use-class/use-class-changes-in-2020-21/>

There are showrooms, studios, a garage, treatment rooms / offices. There are communal WCs and kitchen facilities.

Accommodation

The following gross internal floor areas are provided:

Ground		Sq. Ft
1 - Class & mat studio	-	1,336
2 - Free weights area	-	1,278
3 - Reception	-	654
4 - GF Treatment Room/office	-	344
5 - Sauna & spa area	-	598

First floor

6 - Gym area 1	-	1,004
7 - Gym area 2	-	264
8 - Gym area 3	-	197
9 - Treatment Room 3	-	112
10 - Treatment Room 2	-	120

Second floor

11 - Treatment Room 3	-	358
-----------------------	---	-----

Outside

Former Car Wash	-	495
-----------------	---	-----

Total - **6,758 sq. ft.**

There are 24 on-site car parking spaces. This represents a ratio of 1 space per 282 sq. ft.

Terms

A new FRI lease is available directly from the Landlord. The rent is quoted at £10.36 psf / £70,000 per annum.

EPC

The property has an Asset Rating of 97 which falls within band D.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection
March 2023



Above: the former Class and mat studio



Above: First floor gym area

Business Rates

Business rates will be the occupier's responsibility.

The Rateable Value for the premises as a whole is £73,500.

Enquiries to:

To arrange a viewing or for further information:

Chris Squirrell
01603 229 323
chris.squirrell@bidwells.co.uk

William Jones
01603 229 321
william.jones@bidwells.co.uk