



## ONE STOP, 106 QUEBEC ROAD, NORWICH NR1 4HY

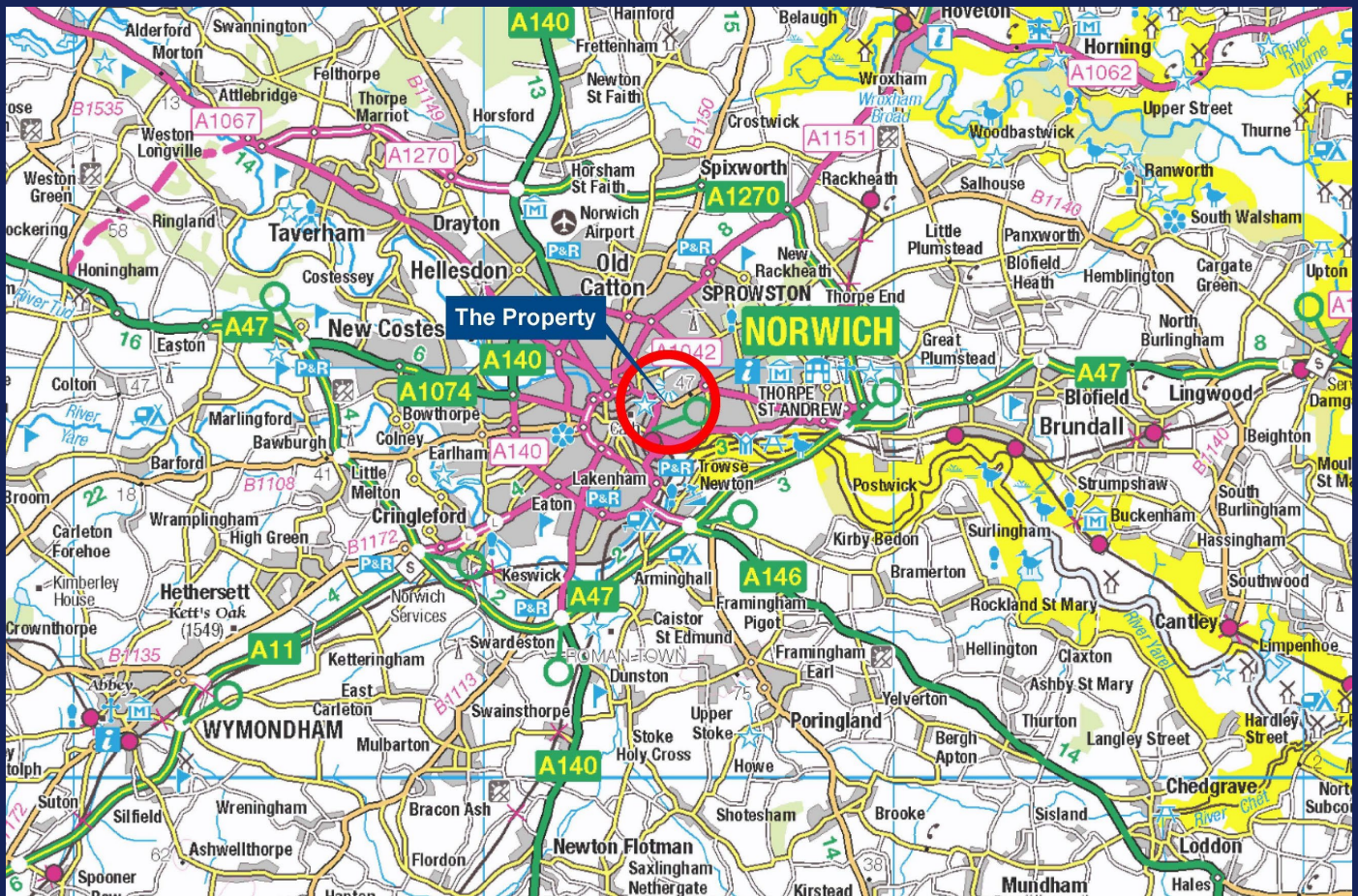
2,886 SQ FT (268.11 SQ M)

- Lease to One Stop Stores until January 2029
- Residential apartment and separate stores building
- Residential location in close walking distance to the City

## LOCATION

The property is situated within 1 mile to the east of Norwich's cathedral. It is on the corner of Quebec Road and St. Leonards Road. Quebec Road is a busy residential road connecting the busy, Kett's Hill with Thorpe Road, which are both main arterial routes into the City centre.

In the immediate vicinity are the Quebec guest house and corner chip shop. Lionwood Primary and Nursery school are also close by.



### Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

## SUMMARY

### Description

The property consists of a corner, end of terrace property with a separate store building within the rear yard.

Within the main property the ground floor is occupied by the shop. It is an open plan area with windows to front and side as well as a shutter over one of the front windows.

To the rear of the shop are staff facilities, offices, WC, kitchen. Externally, the Air Conditioning condensers are housed.

The first floor is a residential apartment providing 4 bedrooms, a lounge, kitchen, and bathroom. This is accessed via the rear yard and stairs to the first floor. Heating is by way of Night Storage Heaters. The apartment is sub-let for £650 pcm. / £7,800 pa.

The yard is mainly covered and utilised by One Stop for the purposes of storage.

The yard also houses small ground and first floor building which again is utilised for storage.

### Accommodation

Using measurements taken on site, the Gross Internal Areas were:

	Sq. ft.	Sq. m.
Ground Floor - Shop	1,350	125.41
First Floor – Flat	1,175	109.18
Rear Building GF/FF	361	33.51
<b>Total</b>	<b>2,886</b>	<b>268.11</b>

### Lease Summary

Tenant - One Stop Stores Limited 02462858  
Latest accounts filed (end 25/02/23) show net profits of £13.9m.

Lease – 15-year lease until 13 January 2029 on an FRI basis.

Rent - £15,000 per annum subject to VAT.

Breaks – N/A

Rent Reviews - 14 January 2024 yet to be implemented.

### Additional information

#### Terms

A freehold sale by way of a Transfer of Going Concern is available.

The vendor is seeking offers in excess of £210,000, which is a Net Initial Yield of 7.02% assuming purchaser's costs of 1.8%.

This is a low per sq ft rate of £72 psf.

#### Business Rates

The Rateable Value as per the Valuation Office Agency website is £12,250.

#### EPC

The property has an energy performance rating of B46, which is valid until 21 July 2029.

#### Enquiries

Chris Squirrell  
07887 830 124  
chris.squirrell@bidwells.co.uk

Will Jones  
07899 061 892  
william.jones@bidwells.co.uk



# GALLERY

