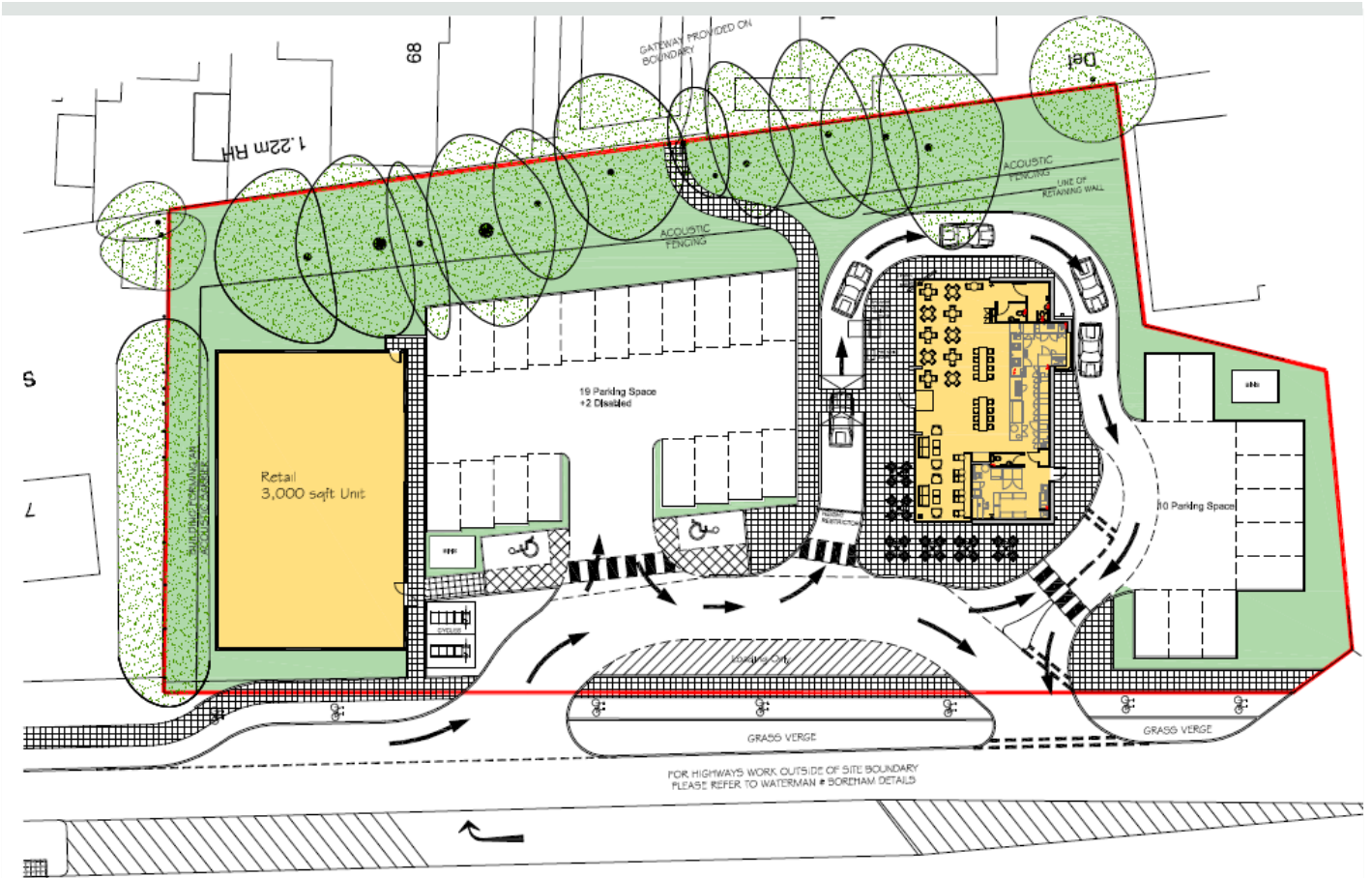


**TO LET**  
**Retail/Restaurant Unit**

Unit 2, Chartwell Road  
 Sprowston, Norwich NR6 7RB



**CONTACT**

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 alfred.bartlett@rapleys.com

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 07917 032674  
 matt.greenaway@rapleys.com

Approximately 278.70 sq m (3,000 sq ft)

Unit 1 under offer to a national drive-thru operator

New retail/roadside development

Fronting Norwich's outer ring road

Mixed commercial and residential area

Suitable for a variety of uses, subject to planning

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### Location

The site is prominently located fronting the south side of A1042 Chartwell Road which forms part of Norwich's outer ring road, approximately 1.5 miles north of the city centre. Norwich is in the heart of Norfolk only 110 miles north of London with easy access to major routes and transport links.

The surrounding area of Sprowston comprises a mix of good residential housing and commercial uses including **Aldi** and **Barclays Bank**.

### Description

The development will comprise two units. Unit 1 is under offer to a national drive-thru operator, leaving unit 2 which will extend to a Gross Internal Area of approximately 278.70 sq m (3,000 sq ft). 34 parking spaces will be available on a shared basis.

The unit will be constructed to shell specification with mains services provided.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit	278.70	3,000
<b>Total</b>	<b>278.70</b>	<b>3,000</b>

Note: The above areas have been calculated from Architect's drawings in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold.

### Terms

The unit is available to let on the basis of a full repairing and insuring lease with five yearly upward only rent reviews, but otherwise on terms to be agreed.

### Planning

A planning application has been submitted (ref: 20151802) for an A1 (shop) unit and an A3 drive-thru café. Interested parties should make their own enquiries with Broadland District Council (01603 431133).

### Rating

To be assessed on completion.

### Energy Performance

To be assessed on completion.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through sole agents.

# TO LET

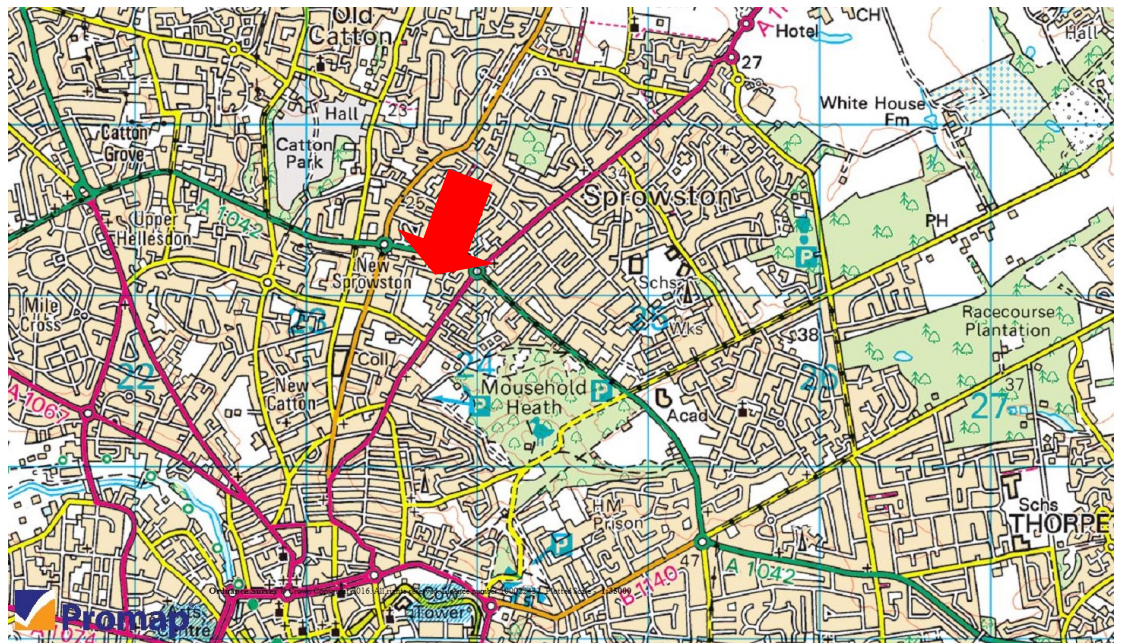
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