

TO LET Retail Unit



Unit 3 Riverside Retail Park, Albion Way
Norwich, NR1 1WR

Key information

- ❑ Prominent location
- ❑ 582 car spaces
- ❑ Planning Use Class E
- ❑ Passing rent £333,000 per annum
- ❑ Size – 20,058 sq ft

Contact

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Location

Norwich is the county town of Norfolk. It is 100 miles north east of London and 65 miles east of Peterborough. Norwich has a population of approximately 144,000 people. The city benefits from regular train services into Central London.

The Riverside Retail Park is the premier retail park in Norwich and is located adjacent to Norwich City Football Ground, train station and Riverside Entertainment Centre. The park is anchored by **Morrisons**. Other occupiers include **Costa, Nike Factory, Clarks, Boots and Next**.

Accommodation

The premises are arranged over ground and first floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground Floor	1,125	12,107
First Floor	739	7,951
Total	1,864	20,058

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – C-74. A certificate can be made available.

Terms

Available by way of an assignment of the existing lease due to expire on 28/09/2026.

Tenure

Quoting rent £333,000 per annum.

Service Charge

£20,452 per annum.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Rating

We are advised that the Rateable Value for the property is £292,500.

The UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

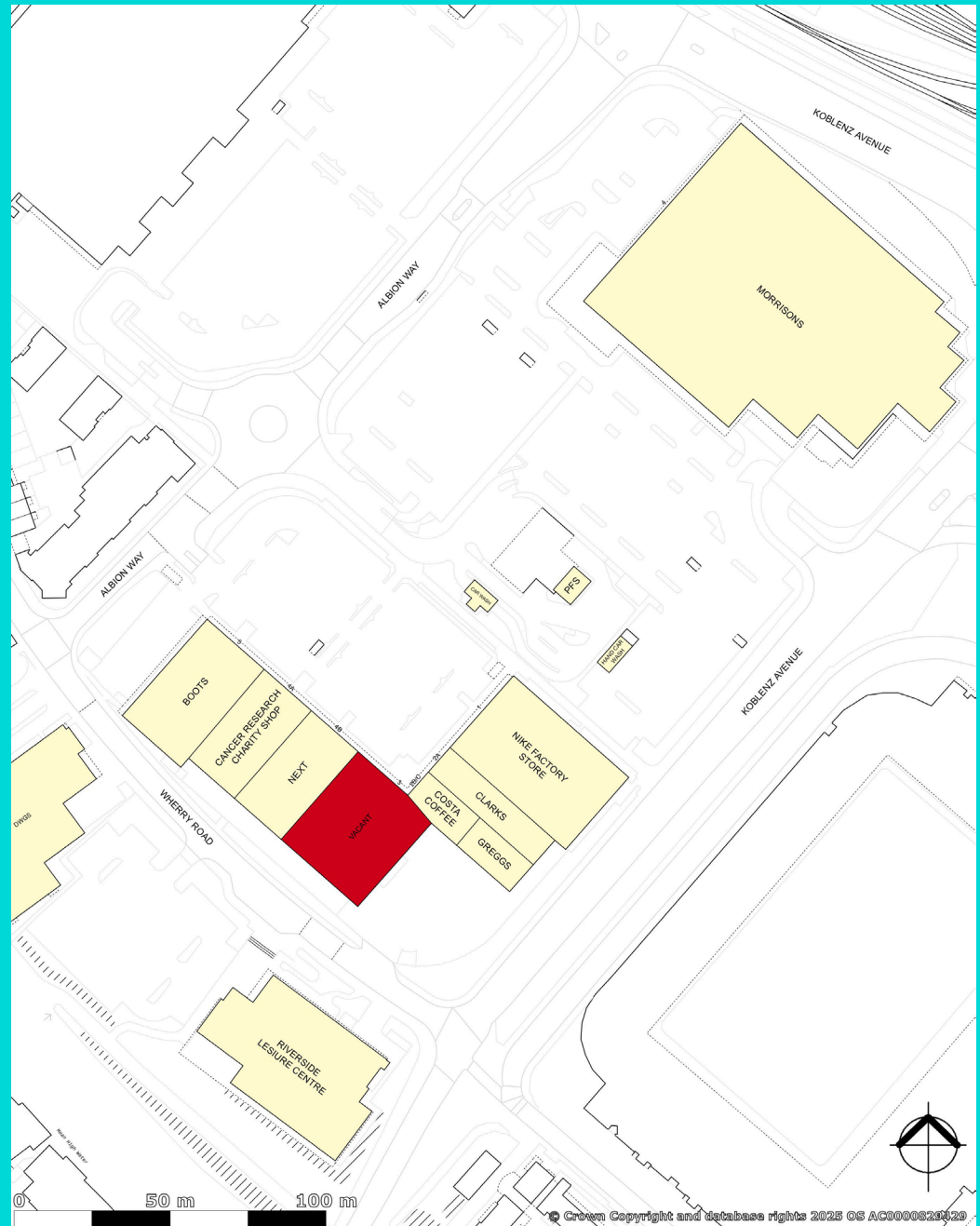
Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Property Disposals](#)



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