

## PROMINENT ROADSIDE OPPORTUNITY

### A11 SOUTHBOUND, BESTHORPE, ATTLEBOROUGH, NORFOLK, NR17 2PU KEY POINTS

- Frontage to A11
- Site area 0.60 acres
- Potential to extend unit and add drive-thru subject to planning
- Existing A3 consent
- Suitable for A1-A5 subject to planning

### LOCATION

The site is prominently located on the A11 Southbound approximately 7 miles south west of Norwich. The A11 interconnects Cambridge & Norwich being one of the busiest roads within East Anglia.

Adjacent to the site is a BP filling station

### DESCRIPTION

The existing unit provides a unit of approximately 2,384 sq ft (221.48 sq m) and 36 car parking spaces.

Interested parties can make use of the existing fixtures and fittings although no warranty will be given and will be entirely at the leasee/purchasers own risk.

### REDEVELOPMENT

The landlords will consider a complete/partial redevelopment to provide a new unit/drive-thru facility, if required, subject to planning.

### LEASE TERMS

A new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review at the end of the fifth year.

### RENT

Offers in the region of £25,000 per annum exclusive are invited for the building in its current configuration.

### FREEHOLD

Alternatively our clients will consider a sale of the freehold as seen with offers invited in the region of £250,000 (plus VAT if applicable)



### TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

### VIEWING

Viewing can be arranged though joint sole agents:

Ashwell Rogers

David England  
020 7758 3284  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

John Ray  
020 7758 3282  
[john@ashwellrogers.com](mailto:john@ashwellrogers.com)

Roche Chartered Surveyors

Graham Jones  
01603 756340  
[graham.jones@rochesurveyors.co.uk](mailto:graham.jones@rochesurveyors.co.uk)

### SUBJECT TO CONTRACT

Revised November 2010

#### COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

