



SHOWROOMS WITH GARAGE, OFFICES & PARKING

120 BER STREET, NORWICH, NR1 3ES

TO LET 4,949 TO 16,858 SQ FT (459 TO 1,566 SQ M)

- City centre location
- Open plan modern showrooms
- Potential to split


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LOCATION

The property is located within the city of Norwich on Ber Street, which is a particular busy route to the retail centre.

John Lewis is further along Ber Street, Enterprise Cars are opposite and there are a number of independent cafes and restaurants within the vicinity.

Norwich's mainline railway station is circa ½ mile away, where there are two services to London Liverpool Street every hour.

The main bus station is within ½ mile of the property.



SUMMARY

Description

The property has been home to BMW and Harley Davidson motorbikes for around 15 years.

The property comprises a single attractive steel framed unit with brick walling and glazed frontage. The property traverses the access to the rear parking, garage/workshop and car wash.

Clearly, the showrooms front onto Ber Street and are spread over ground and first floors as well as the bridge connecting the two sides of the property.

The garage/workshop can be accessed via unit A (left hand side) formerly Harley Davidson.

Unit A has double door customer access leading to an attractive tiled floor showroom. There are storerooms, changing rooms, WC and a roller shutter access for deliveries to the ground floor.

A spiral staircase providing access to the first floor and curving mezzanine. This area has further WCs, stores and offices. The first floor gives access over to Unit B (right hand side) which formerly housed BMW.

The garage/workshop has a roller door providing access. There is a staffroom with WCs to the rear of the workshop. The car wash is adjacent and has a roller door.

Unit B also has double door customer access into the showroom, which has tiled flooring. To the rear of the showroom are WCs, changing rooms and stores as well as stair access to the first floor.

The first-floor showroom has vehicular access via a ramp from the rear car park. There are also a number of stores and WCs.

Additional information

Terms

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent upon application.

Consideration will be given to splitting the property.

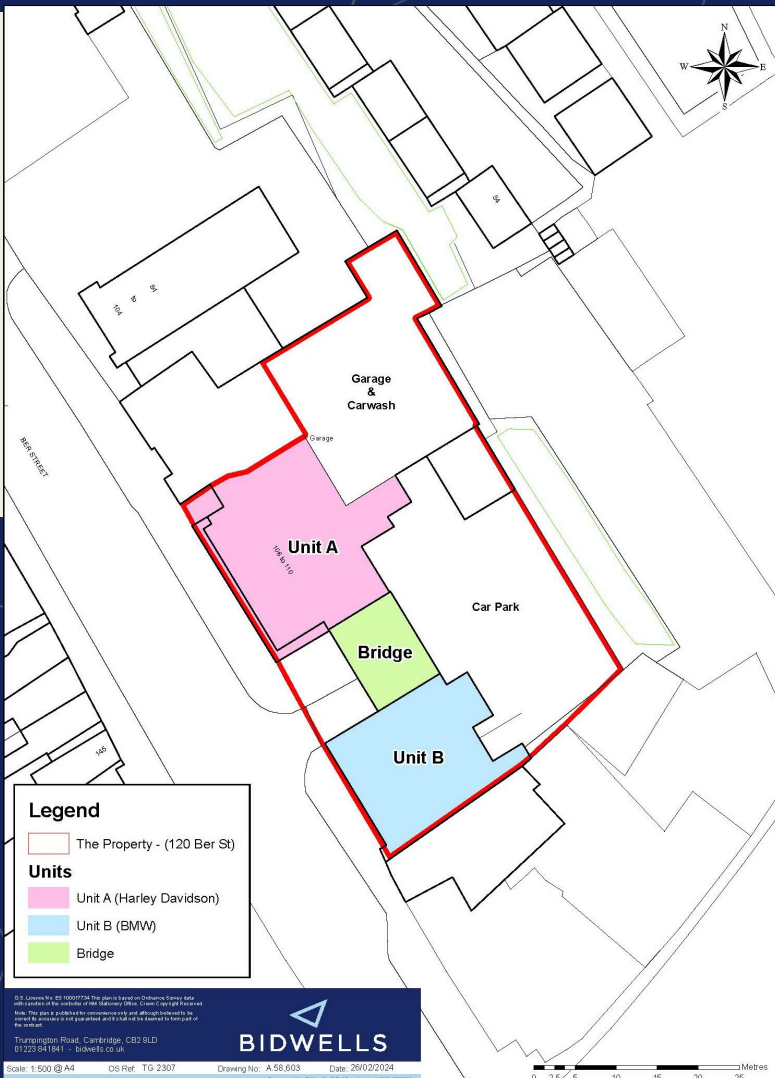
There is the potential for additional parking by way of separate negotiation.

Business Rates

According to the Valuation Office Agency the property has a Rateable Value of £164,000.

Energy Performance Certificate

A copy of the EPC is available upon request.



ACCOMMODATION

The following gross internal floor areas are provided:

	Sq Ft	Sq M
A - Harley Davidson	5,640	523.97
B - BMW	5,211	484.11
Bridge	1,058	98.29
Garage	4,585	425.96
Car Wash	364	33.82
Total	16,858	1,566

Ground Floor

	Sq Ft	Sq M
A - Harley Davidson	3,668	340.80
B - BMW	2,830	262.89
Garage	4,585	425.96
Car Wash	364	33.82
Total	11,447	1,063.49

First Floor

	Sq Ft	Sq M
A - Harley Davidson	1,971	183.10
B - BMW	2,381	221.25
Bridge	1,058	98.31
Total	5,411	502.66

Also included within the demise are 16 on-site car parking spaces in the rear car park, accessed from Ber Street between the two showrooms.



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GALLERY



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February 2024