



Farmers Avenue  
Norwich  
10041

Rent on Application

# Full Description

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## LOCATION

Located in the heart of the city center and across from Norwich Castle, Museum and Art Gallery is Farmers Avenue. Just five minutes' walk from the popular Chantry Place shopping center.

## DESCRIPTION

This expansive Grade II Listed building spans two floors, with impressive glass-frontage, offering ample light and space. Wooden flooring throughout this property has been renovated to a very high standard.

## ACCOMMODATION

Currently used as a hairdressing salon, the ground floor comprises of the reception area and workspace with a central staircase leading to a further floor, again wooden floors throughout with period sash windows giving a very light and workable space. The first floor also comprises of a staff area, customer toilets and additional rooms with further chair space.

## SERVICES

All mains services are provided to the premises.

## TERMS

Terms to be negotiated.

## RATES

The Tenant is liable for the Business Rates.

## VAT

The Landlord reserves the right to charge VAT.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction. However, the tenant is to provide an undertaking to cover the Landlords abortive legal costs should they withdraw from the transaction.

## SERVICES

All mains services are available.

## EPC RATING

The energy rating for this property is G

## AVAILABLE FROM

Negotiatble

## VIEWINGS

Strictly by appointment.

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