

Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB  
Two Retail Shops & Offices to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





# Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB

## Two Retail Shops & Offices to Rent



### Property Features:

- Comprises three-storey commercial building
- Suspended ceilings incorporating Cat 2 lighting
- Disabled WC facilities and carpeted floors
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Within close proximity to multi storey public car park.
- Occupiers nearby include restaurant`s, estate agents, convenience store, barber shop and many more.

### Property Description:

Comprises three-storey retail & office building. The ground floor provides two self contained office/retail units fronting Prince of Wales Road. The first and second floor provides primarily open plan office accommodation accessed from a separate ground floor entry.

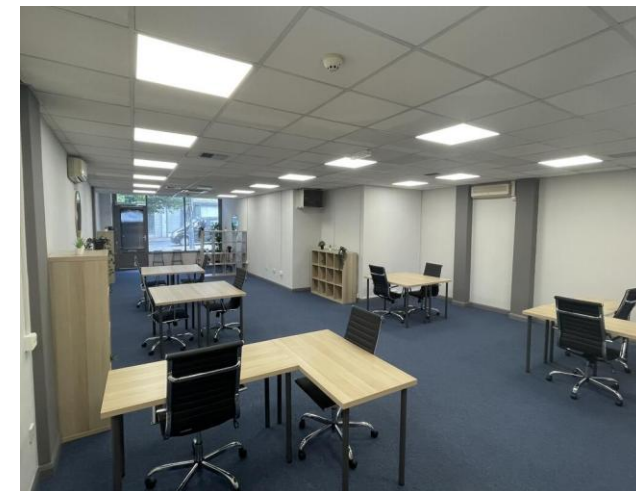
Ground Floor Shop No.18: 93.0 sq m (1,001 sq ft)

Ground Floor Shop No.20: 91.7 sq m (987 sq ft)

First Floor Office: 155.6 sq m (1,675 sq ft)

Second Floor Office: 162.4 sq m (1,748 sq ft)

Total GIA: 502.7 sq m (5,411 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,442.31 + VAT per week (PCM: £6,250 + VAT)

Deposit: £18,750 (3 Months)

### Rateable Value: From 1<sup>st</sup> April 2026

#### Rateable Value:

Shop No.18 & First Floor: £26,000 p.a.

Shop No.20: £23,500 p.a.

Second Floor: £21,250 p.a.

#### Rates Payable:

~£9,930 p.a.

~£8,980 p.a.

~£8,120 p.a.

*For more information on business rates and rate reliefs, please refer to Norwich council website: [www.norwich.gov.uk](http://www.norwich.gov.uk)*

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.





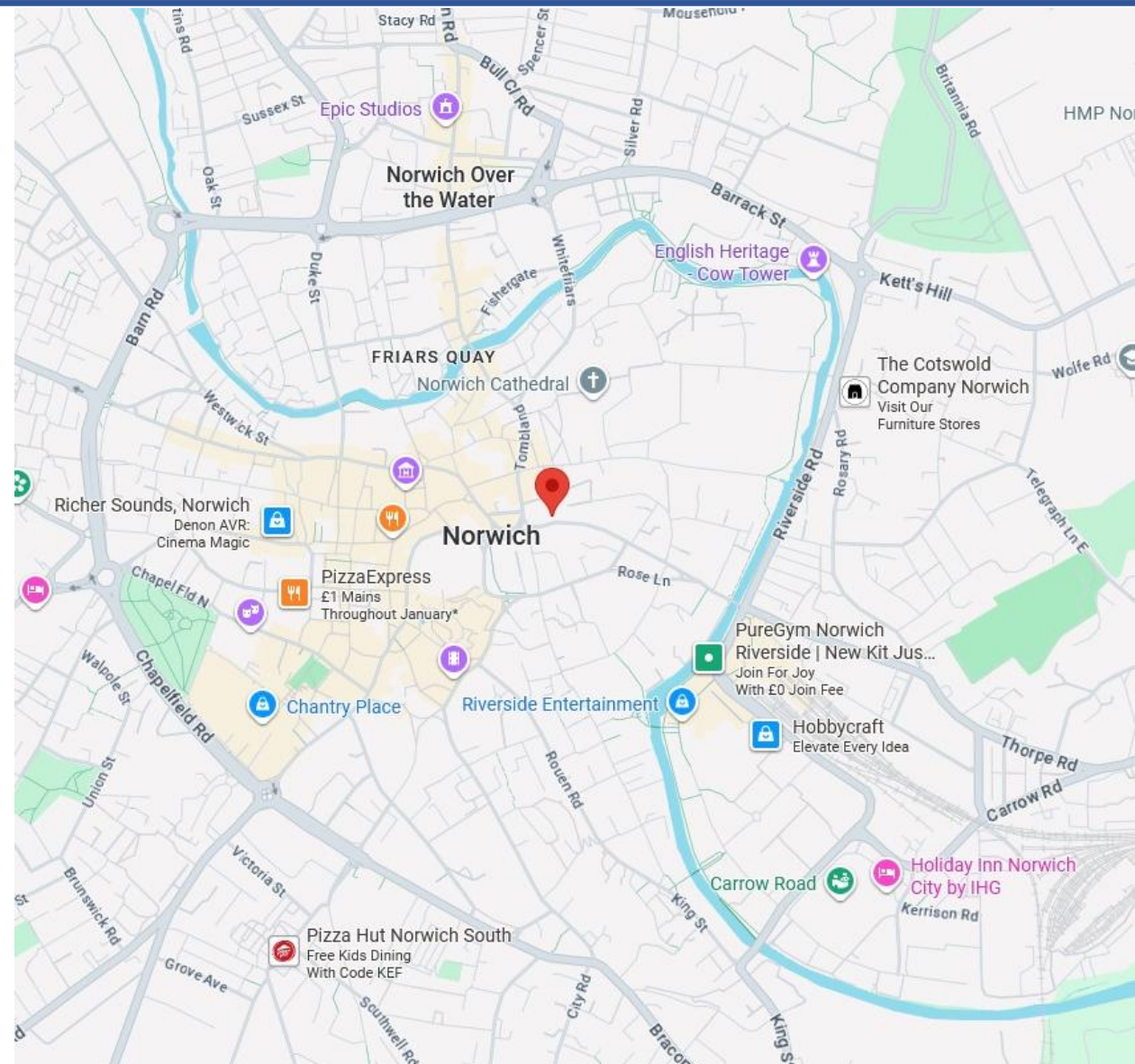
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### Location:

Norwich city centre provides an extensive range of shops and amenities. Norwich Station is within walking distance, approximately 0.4 miles away from the property. The property is located on Prince of Wales Road, which is the main thoroughfare from the city centre and Tombland to the Riverside complex and train station. The area is a mixture of bars, offices, and residential accommodation and within easy walking distance to the main shopping areas of Chantry Place and Castle Quarter. Occupiers nearby include restaurant's, estate agents, convenience store and many more.



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### Contacts:

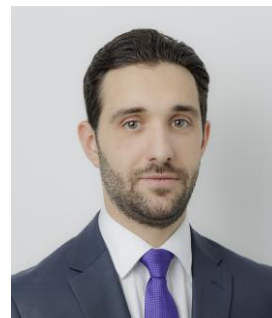
For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean  
Senior Property Consultant  
M: +44(0)7881 013606  
E: daniel@bluealpine.com



Eric Yi  
Property Consultant  
M: +44(0)7342 484509  
E: eric@bluealpine.com



Sam Georgev  
VP Sales & Lettings  
M: +44(0)7554 557088  
E: sam@bluealpine.com



Callum Dormer  
Sales & Lettings  
M: +44(0)7766 753302  
E: callum@bluealpine.com

### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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