



ST ANNE'S
QUARTER

**Prime new Restaurant/Café units to let
in the heart of Norwich City Centre**

St. Anne's Quarter, Norwich, NR1 1QE

Why Norwich?

Norwich, with a resident population of 213,000, is one of the UK's most vibrant and cosmopolitan regional capitals. Renowned for its wealth of history and culture, Norwich is a UNESCO City of Literature, offering a wide range of museums, galleries and live music venues. Norwich also offers a year round calendar of cultural events and some of the best shopping in the East of England. With all this on offer its easy to see why it is the 6th most visited city for day trips in England and with 40 million people visiting Norwich and the surrounding area of Norfolk every year, it is an ideal location to base a business.

Why St. Anne's Quarter?

The three new units are located within St. Anne's Quarter, a new development of contemporary apartments located just minutes from Norwich's thriving city centre and central train station, which attracts over 4 million passengers every year.

Occupying a prime, picturesque waterfront location that is adjacent to Norwich's bustling leisure quarter, the St. Anne's Quarter commercial units will benefit from the high visitor numbers that the city centre shopping, cinema and existing bars and restaurants attract. It will also have access to a ready made customer base through the residents of the 400 new on site apartments who will begin to move in from early 2019.

The new commercial units are just minutes away from the Riverside Entertainment area, home to a 14 screen Odeon Multiplex cinema, Hollywood Bowl, the Gravity Trampoline Park, 24/7 Fitness, a selection of restaurants including TGI Fridays, Nando's, Las Iguanas, Coast to Coast, Frankie & Benny's, Chiquito and Pizza Hut and a 738 space multi-storey car park. Also located nearby is Norwich City Football Club, which attracts an average crowd of 26,000 fans to every home game, and the Riverside Retail Park, which has over 580 car parking spaces and features retailers such as Morrisons, B&M, Nike, Boots, Argos, Next and H&M. The close proximity of these attractions makes these commercial units a highly attractive proposition.

Generously proportioned, the St. Anne's Quarter commercial units are ideally suited for use as a restaurant or café, with high ceilings, glass frontages, open plan aspect and beautiful riverside views.



Site Plan



Opportunity

We are delighted to be able to offer 3 new Restaurant/Café units to let in a thriving area of the city centre that will attract high footfall due to its close proximity to existing shops, bars and restaurants and the new residential units on offer at St. Anne's Quarter.

Unit 1: 3,529 sq. ft / 327.9 sq. m

Unit 2: 3,334 sq. ft / 309.7 sq. m

Unit 3: 2,691 sq. ft / 250 sq. m

Tenure

Leasehold

Rent

POA

Service charge

There is an annual service charge. Further details available on request

Rates

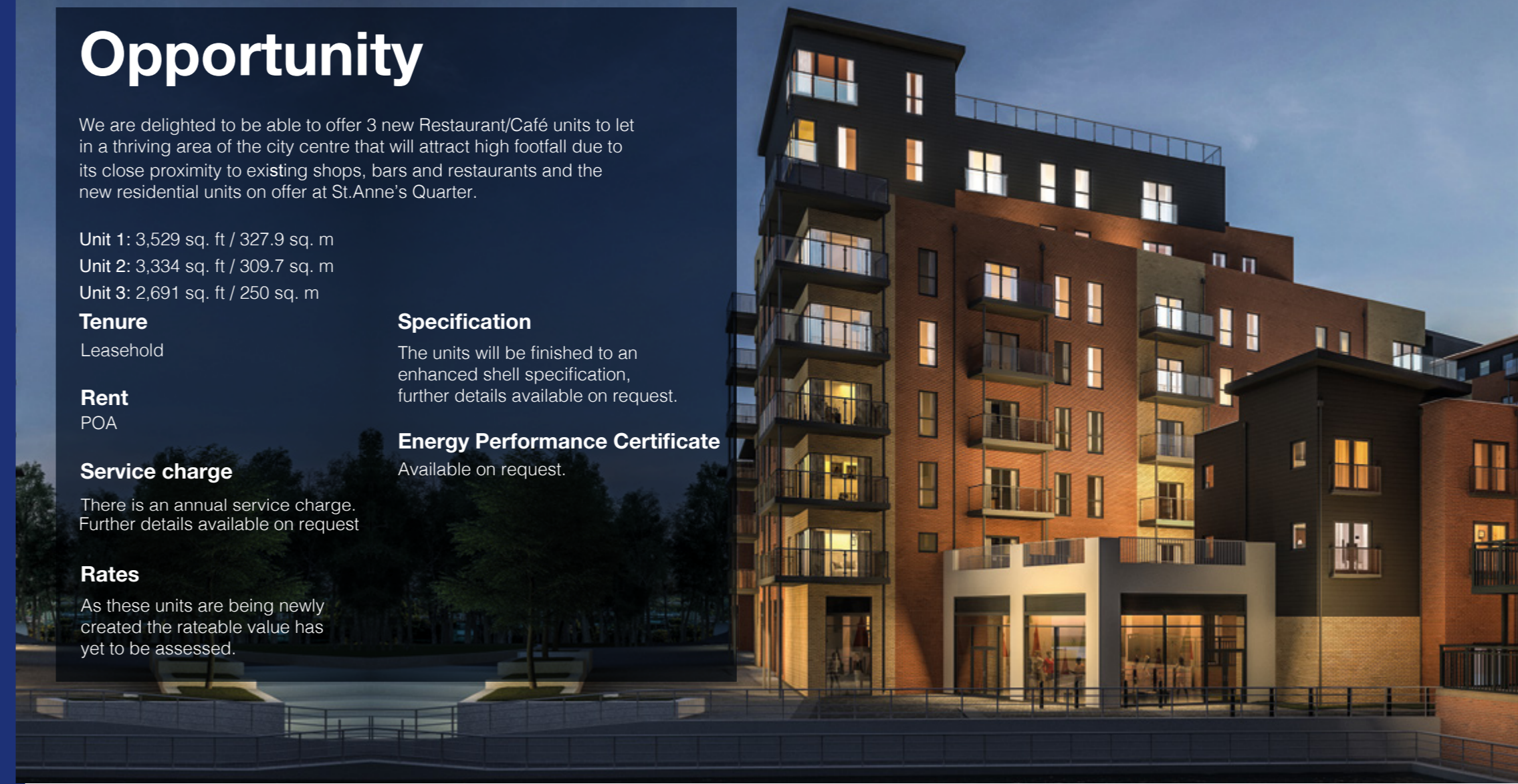
As these units are being newly created the rateable value has yet to be assessed.

Specification

The units will be finished to an enhanced shell specification, further details available on request.

Energy Performance Certificate

Available on request.





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Commercial

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