

### Retail



### Location

Norwich has a population of 170,000 persons and a regional catchment area of one million residents. In addition, approximately five million tourists visit Norwich annually. The premises occupy a prime location on St Stephens Street that is one of Norwich's principal retail and bus thoroughfares.

### Description

The property is arranged over ground and first floor levels with a total net internal floor area of 8,863 sq ft. The unit is directly opposite Chantry Place Shopping Centre, whilst in close proximity to **Iceland, Greggs, Specsavers, Poundland and WH Smith** etc.

### Accommodation

Ground Floor Sales	2,646 sq ft	245.8 sq m
First Floor Potential Sales	6,217 sq ft	577.6 sq m

Consideration will be given to letting the ground floor only.

### Tenure & Terms

The shop is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.

### Rent

**£80,000** per annum exclusive.

### Service Charge

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

#### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

### Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £79,500. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council, or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

### Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (121). A full copy of the certificate is available upon request.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Viewings & Further Information

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