

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.

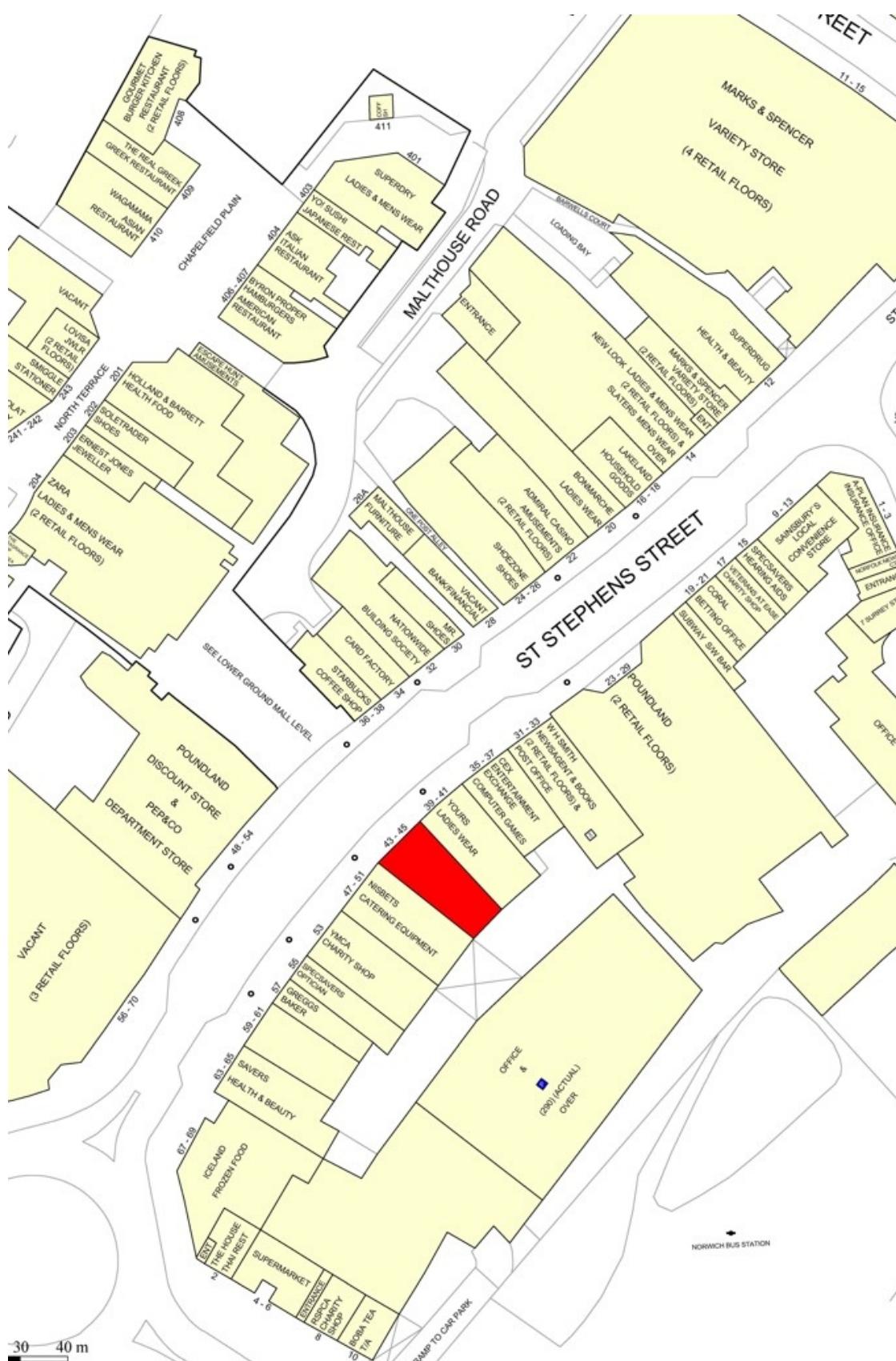
Rent

£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



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