

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 Stephen's Street that is one of Norwich's principal retail and bus thoroughfares. The property is adjacent to **WH Smith** and Norwich's principal **Post Office** and in the same parade as **Yours Clothing, Sainsbury's, CEX** and **Iceland**.

Description

The property is arranged over 2 levels, offering the following features:

Accommodation

The shop is arranged over two levels as follows with a total net internal floor area of **45,186 sq ft (4,197.9 sq m)**.

Ground Floor	28,332 sq ft (2,632.1 sq m)
First Floor	16,854 sq ft (1,565.8 sq m)

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.

Alternatively, the freeholder will consider the sale of a long leasehold interest of 125 years at a peppercorn rent.

Rent

On application

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £245,000. 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 (Business Rates: 0344 980 3333), or via 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 D (76). A full copy of the certificate is available upon request.

Legal Costs

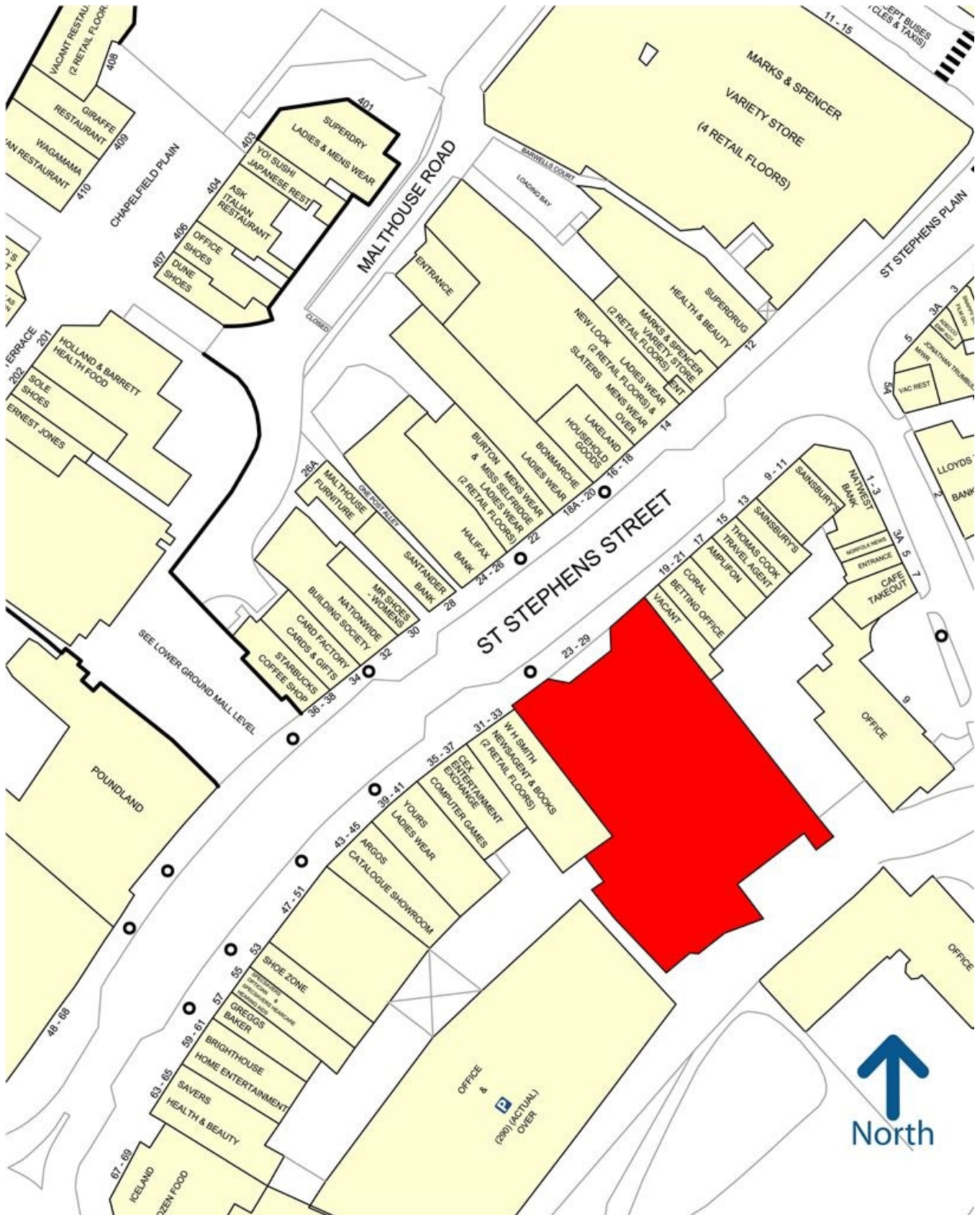
Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings & Further Information

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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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