



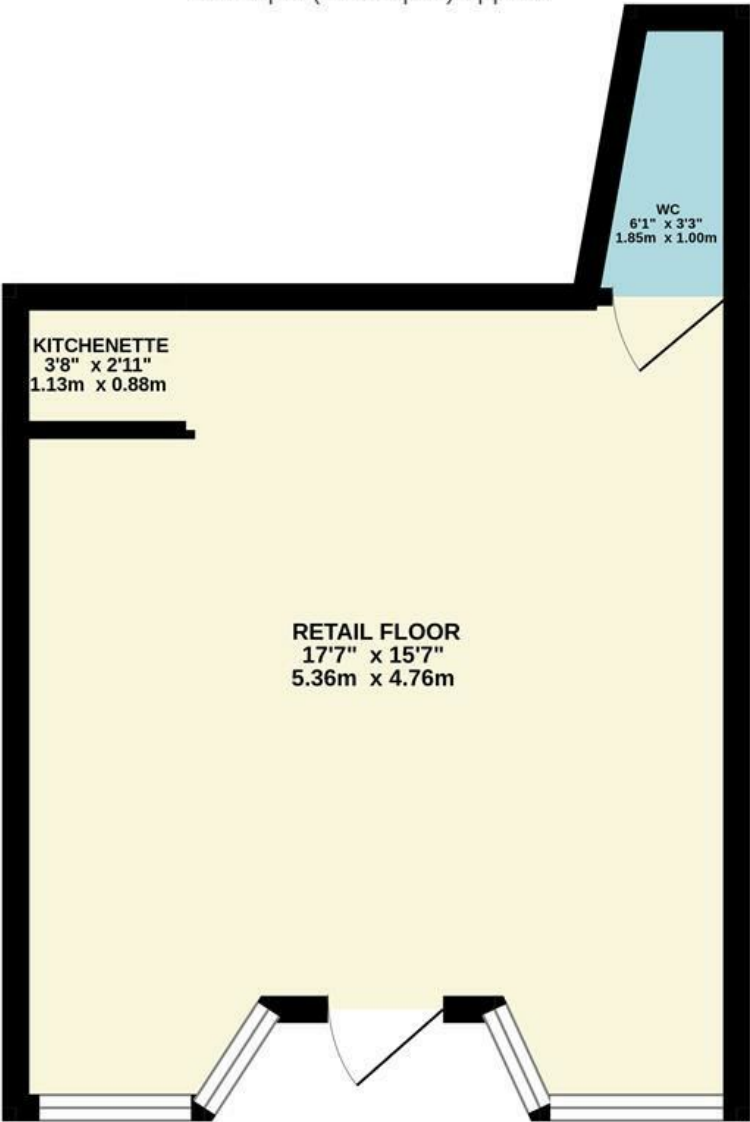
## 76 Upper St. Giles Street, Norwich, Norfolk, NR2 1LT

Paul Hubbard Commercial is excited to introduce an exceptional opportunity: a superb commercial unit situated in the heart of the beloved Upper St Giles Street, Norwich. Tucked away at the picturesque western end of Norwich Lanes, Upper St Giles exudes an aura of secrecy and charm, attracting a steady stream of visitors and locals alike.

- Esteemed location for thriving independents
- Stunning original features with decorative shop front
- History steeped in apothecary
- Spacious 278 sqft of retail space with WC and kitchenette
- Vast footfall potential
- Large shopfront
- 5 mins from bustling city center
- Long term lease available
- £1,000 PCM

**£1,000 Per Calendar Month**

GROUND FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 278 sq.ft. (25.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	