



# PRIME CITY CENTRE SHOP TO LET

## 3-5 ORFORD PLACE NORWICH, NR1 3RU

### LOCATION

The property is situated within Norwich's prime retailing pitch at the junction of Haymarket with Orford Place and Brigg Street.

The property is adjacent to **Thorntons** and opposite **Jones the Bootmaker**, **Shoe Zone** and **Debenhams**. Other retailers nearby include **Thomas Cook**, **Topshop/Topman**, **Pret a Manger** and **Virgin Media**.

### ACCOMMODATION

The property provides excellent retail accommodation on ground floor and basement and fitted to a high standard, with the following approximate dimensions and areas:-

Internal Width (max)	28'	8.53 m
Shop Depth (avg)	34'5"	10.49 m
Ground Floor:		
Sales	882 sq ft	81.94 sq m
Basement:		
Sales	790 sq ft	73.42 sq m
Staff/Stock	236 sq ft	21.92 sq m
Cupboard	77 sq ft	7.15 sq m

### TENURE

The property is let on a full repairing and insuring lease expiring in April 2027 at a rent of £67,500 pax subject to an upward only rent review in April 2022.



### TERMS

The property is available by way of an assignment of the existing lease.

Alternatively a new sub-lease may be available. Rent on application.

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £76,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E. Further details are available upon request.

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### VIEWING

Strictly by appointment through sole agents:-

Francis Darrah Chartered Surveyors  
Contact: Francis Darrah  
Tel: 01603 666630  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

### SUBJECT TO CONTRACT

December 2019

**Tel 01603 666630 E-mail: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**  
**2 Redwell Street, Norwich, NR2 4SE [www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)**

RETAIL



Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.