### 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**

Internal Width (max) 28'

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

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.

## DARRAH Chartered Surveyors

# PRIME CITY CENTRE SHOP TO LET



### **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

### SUBJECT TO CONTRACT

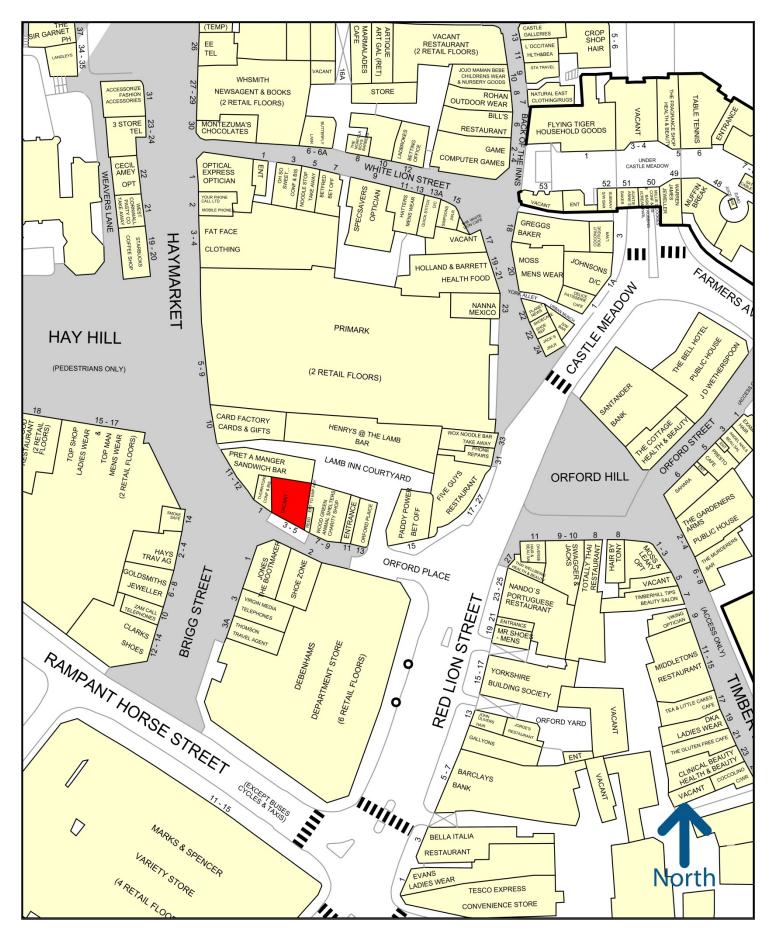
December 2019

Tel 01603 666630 E-mail: info@fdarrah.co.uk

8.53 m

2 Redwell Street, Norwich, NR2 4SE

www.francisdarrah.co.uk



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