

CITY CENTRE SHOP TO LET



11 GENTLEMAN'S WALK NORWICH, NR2 1LH

LOCATION

The property occupies a prominent corner location on Gentleman's Walk/London Street within Norwich's prime retail pitch opposite the award winning Jarrold Department Store.

The property is adjacent to **Space NK & Halifax Bank**. Nearby occupiers include **Hotter Shoes, Lloyds Bank, Laura Ashley** and **The White Company**.

ACCOMMODATION

The premises comprise the following approximate dimensions and areas:-

Shop Depth:	82'2"	25 m
Internal Width	25'7"	7.8 m

Ground Floor:

Sales	2,052 sq ft	190 sq m
Changing rooms	336 sq ft	31 sq m

First Floor:

Sales	1,567 sq ft	145 sq m
Staff	176 sq ft	16 sq m

Second Floor:

Ancillary	2,347 sq ft	218 sq m
-----------	-------------	----------

Basement:

Ancillary	2,056 sq ft	191 sq m
-----------	-------------	----------

TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of £177,500 pax (plus VAT if applicable), subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £134,000 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 F. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Carol Cooper
Tel: 01603 666630
Email: carol@fdarrah.co.uk

SUBJECT TO CONTRACT
SUBJECT TO VACANT POSSESSION

January 2020

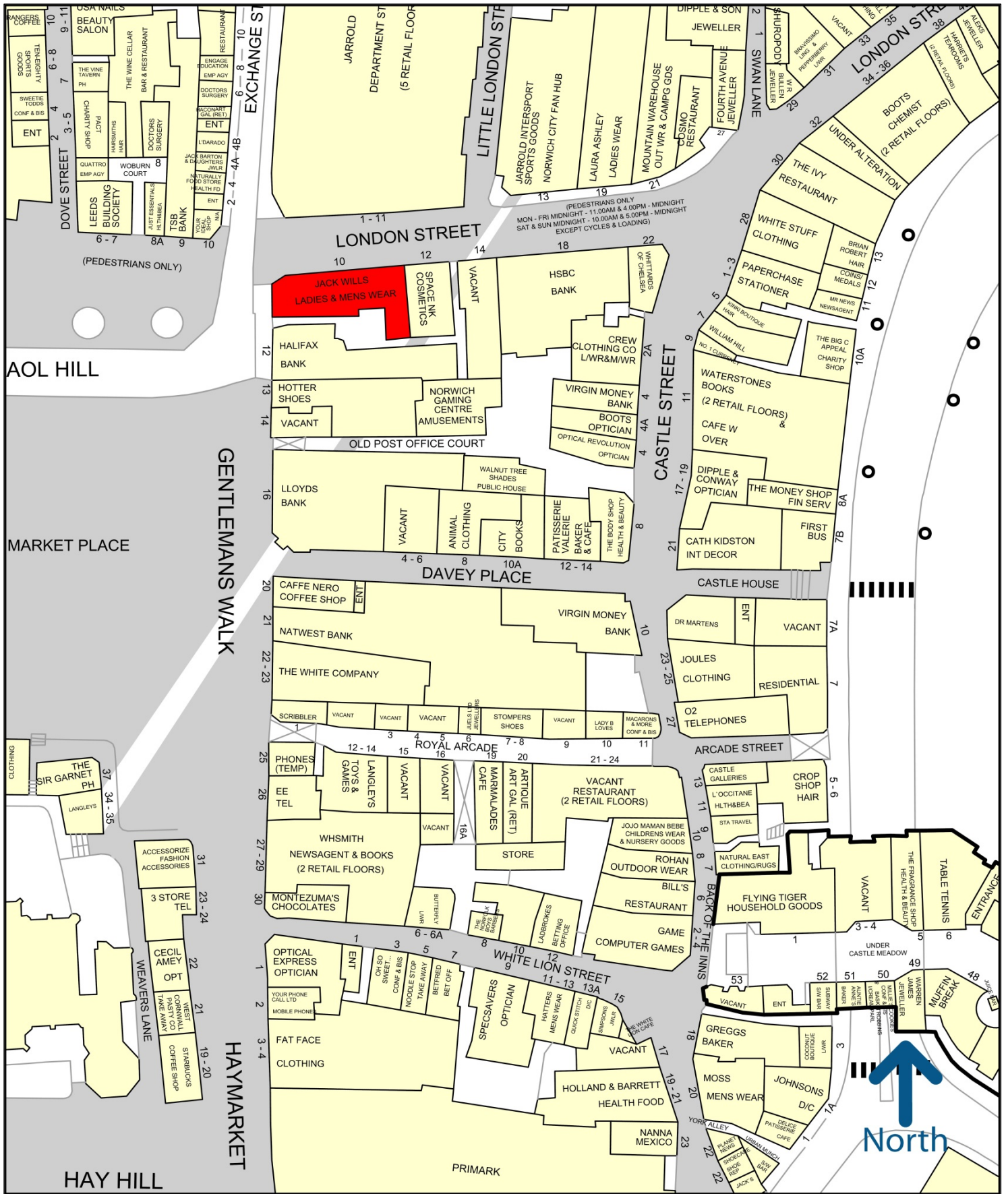
Tel 01603 666630

2 Redwell St, Norwich, NR2 4SE

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hatfield, Hertfordshire, AL9 5BJ. Tel: 01707 636901 Fax: 01707 636907.

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.