



FRANCIS
DARRAH
Chartered Surveyors

CITY CENTRE GROUND FLOOR SHOP/CAFÉ* TO LET

**33 LONDON STREET
NORWICH, NR2 1HU**



LOCATION

The unit is well located in a prime position on London Street, adjacent to **Bravissimo Pepperberry** and **Edinburgh Woollen Mill** and opposite **Boots** and **The Ivy** on this busy retail thoroughfare.

The property is close to the junction of London Street and Castle Street. Other occupiers in the vicinity include **Cosy Club**, **Winsor Bishop Jeweller**, **Costa**, **Toni & Guy**, **Harriet's Tearooms**, **White Stuff**, **Seasalt**, **Crew** and **Waterstones**.

ACCOMMODATION

The unit comprises ground floor only with the following approximate floor areas and dimensions:-

Gross Frontage:	5.05 m	16'7"
Sales	79.89 sq m	860 sq ft
Ancillary	8.92 sq m	96 sq ft

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at **£45,000 pax** (plus VAT if applicable), subject to 5 yearly upward only rent review.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £41,250 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 C. Further details are available upon request.

PLANNING

The property was previously used as a café with outside seating and would be suitable for an A3 use subject to planning*.

The property is Grade II Listed.

LEGAL COSTS

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

VIEWING

Strictly by arrangement through sole agents:-

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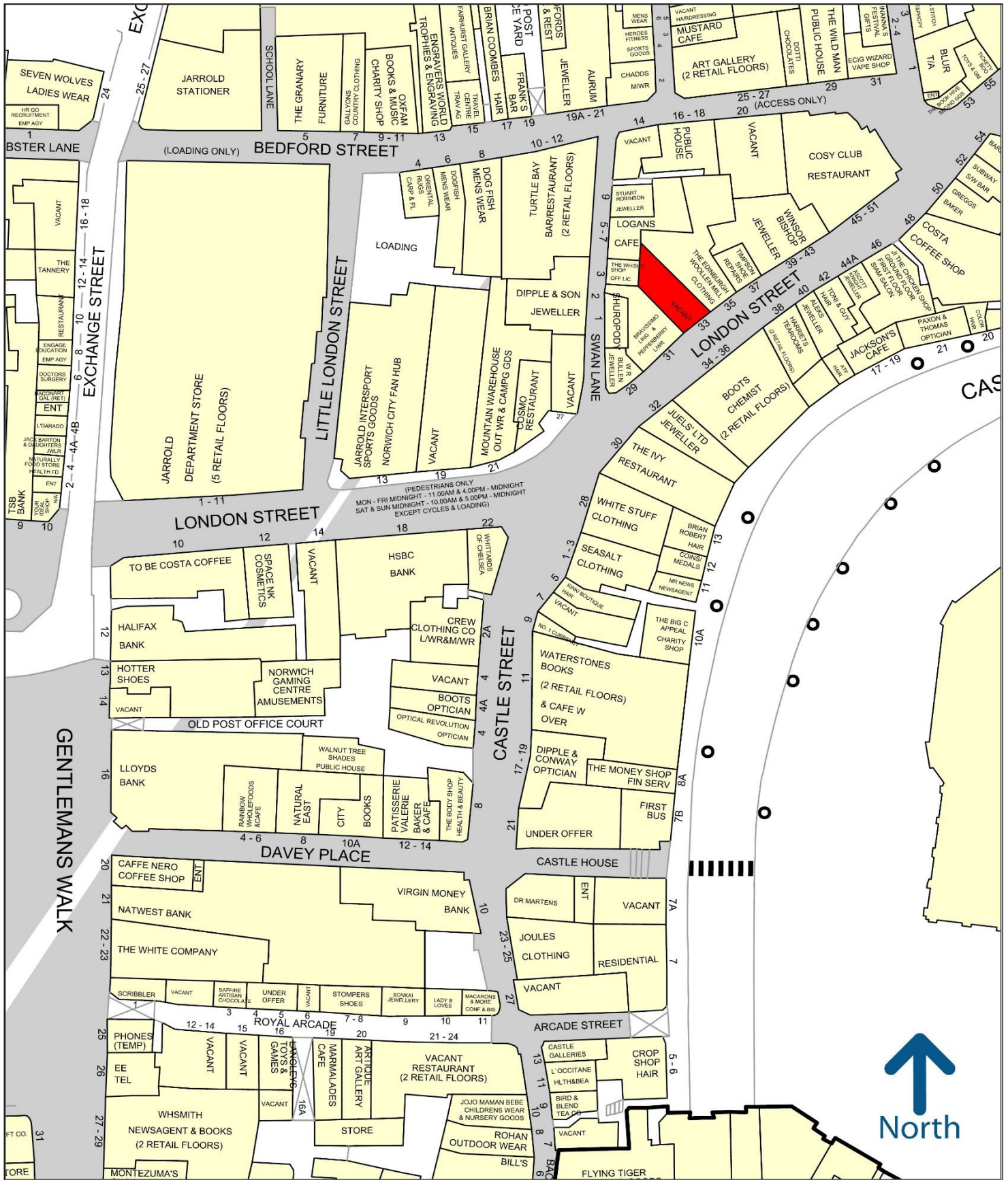
Contact: Carol Cooper
Tel: 01603 666630
Email: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

November 2021

Tel 01603 666630 Email: info@fdarrah.co.uk
2 Redwell St, Norwich, NR2 4SN www.francisdarrah.co.uk

RETAIL



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