

CITY CENTRE SHOP TO LET



1 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 **Pret a Manger** and opposite **Jones the Bootmaker**. Other retailers nearby include **Debenhams**, **Primark**, **Hays Travel**, **Topshop/Topman**, and **Marks & Spencer**.

ACCOMMODATION

The premises provide accommodation with the following approximate areas:-

Ground Floor:		
Sales	274 sq ft	25.4 sq m
First Floor:		
Staff/Storage	278 sq ft	25.8 sq m
Second Floor:		
Office/Storage	197 sq ft	18.3 sq m
Third Floor:		
Staff (+ WC)	122 sq ft	11.3 sq m
Basement:		
Storage	238 sq ft	22.1 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 **£32,500 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 £37,500 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

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: Francis Darrah
Tel: 01603 666630
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

June 2020

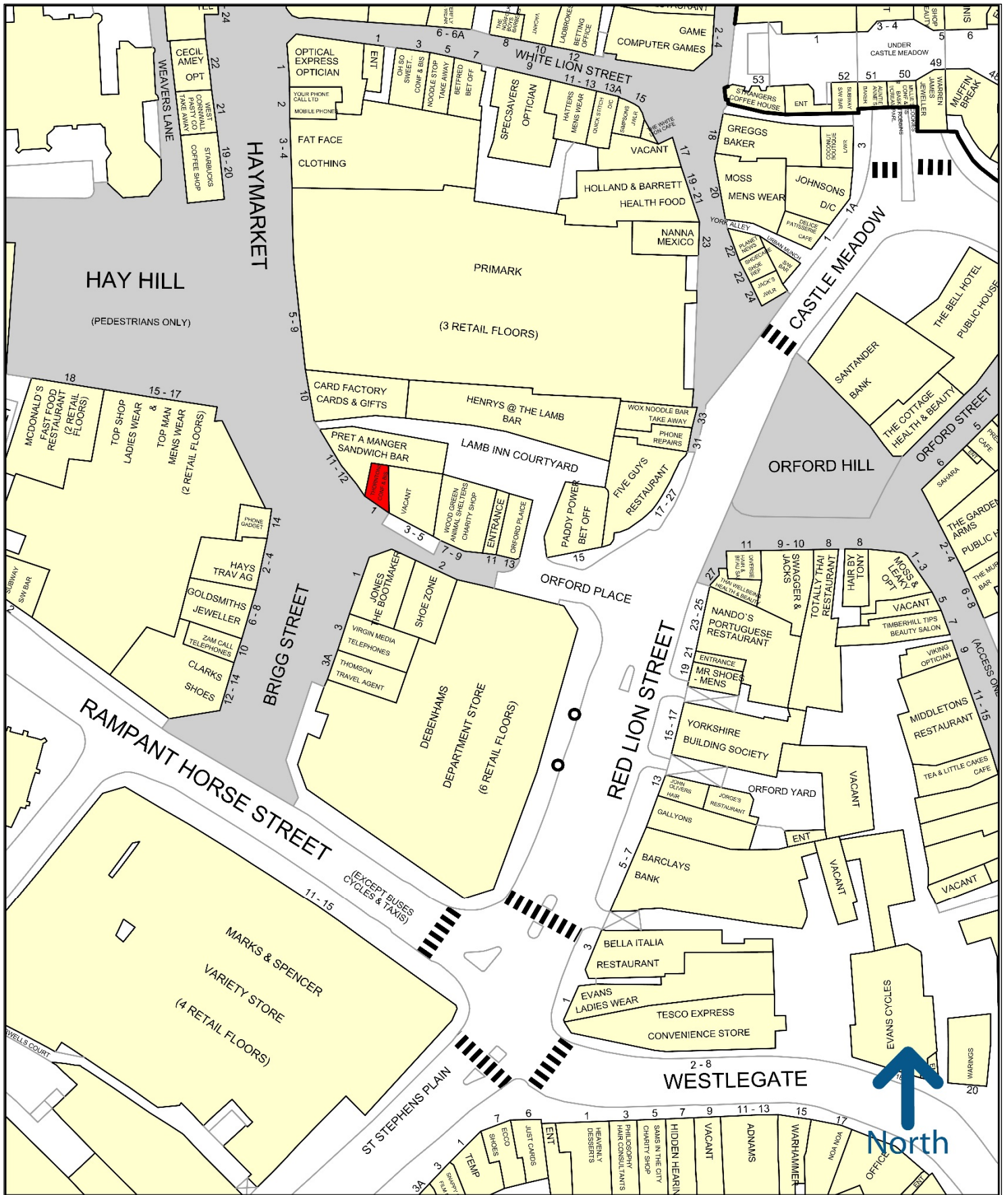
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