

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 **Clarks**, **Topshop/Topman**, **Pret A Manger** and **Primark**.

ACCOMMODATION

The property provides accommodation on ground floor and basement with the following approximate dimensions and areas:-

Internal Width (max)	8.53 m	28'
Shop Depth (avg)	10.49 m	34'5"
Ground Floor:		
Sales	81.94 sq m	882 sq ft
Basement:		
Sales	51.47 sq m	554 sq ft
Staff/Stock	21.92 sq m	236 sq ft
Cupboard	7.15 sq m	77 sq ft

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 **£55,000 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 £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

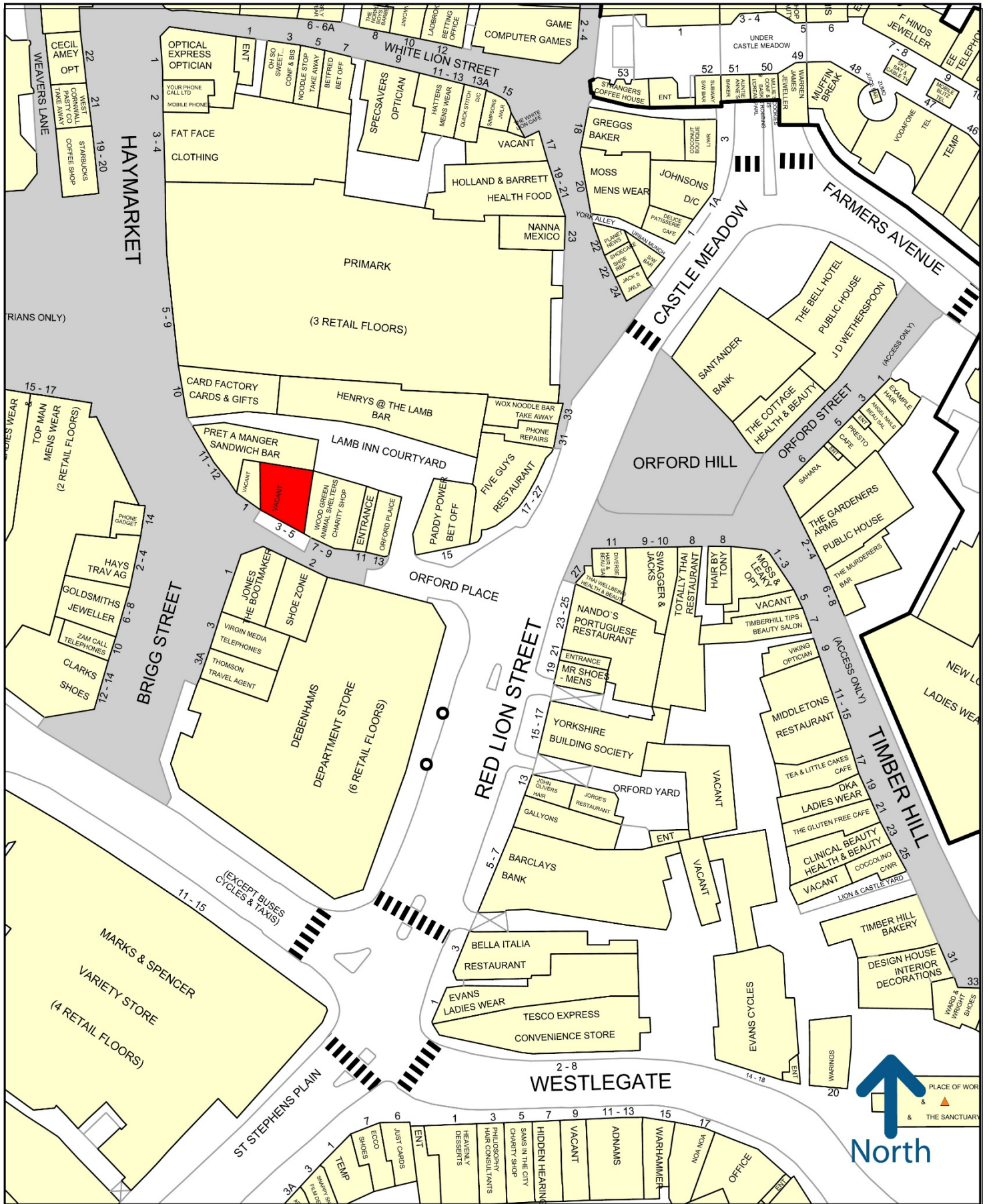
Contact: Francis Darrah
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SUBJECT TO CONTRACT

July 2020

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RETAIL



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