

## TOWN CENTRE SHOP TO LET



**3 BRIGG STREET  
NORWICH, NR2 1QN**

### LOCATION

The property is situated in a prime retail location in the centre of Norwich on Brigg Street which links Gentleman's Walk and Haymarket with **Chapelfield Shopping Centre, Marks and Spencer** and **St Stephen's Street**. The property is adjacent to **Debenhams** and **TUI Travel Agents** and other retailers in the immediate vicinity include **C&J Clark, Pret a Manger, Primark, Goldsmiths** and **Next**.

### ACCOMMODATION

The premises provides accommodation with the following approximate dimensions and floor areas:-

Internal Width: (max)	18 '0"	5.49 m
Shop Depth:	44'11"	13.69 m
<b>Ground Floor:</b>		
Sales	728 sq ft	67.63 sq m
<b>Basement</b>		
Ancillary	168 sq ft	15.60 sq m

### TENURE

The property is being offered by way of a new lease for a length of term to be agreed at a commencing rent of £67,500 pax (+ 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 £65,000 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 D. 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](mailto:carol@fdarrah.co.uk)

### SUBJECT TO CONTRACT

September 2020

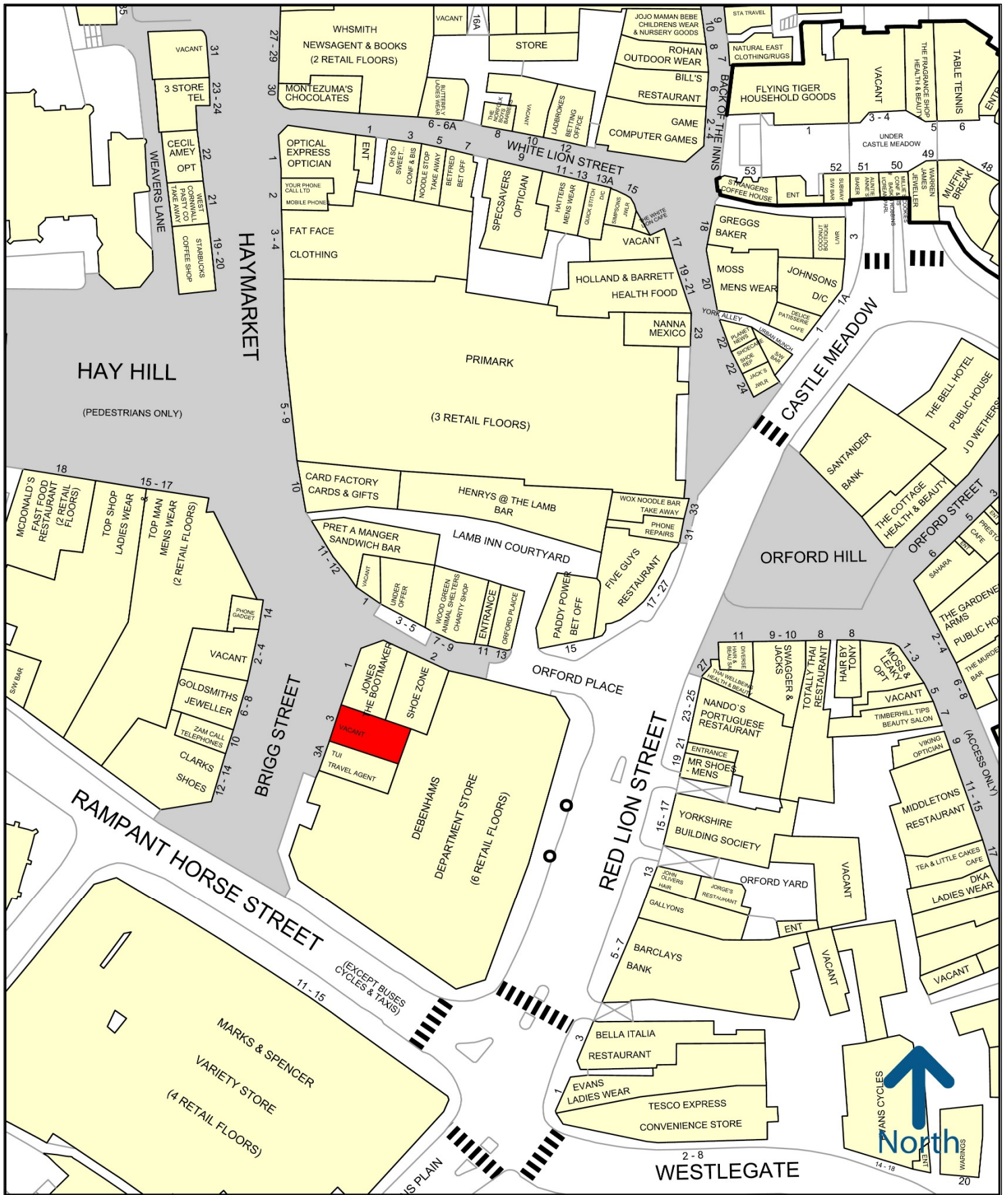
**Tel 01603 666630**

**2 Redwell St. Norwich. NR2 4SE**

**Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**

**[www.francisdarrah.co.uk](http://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.