



FRANCIS
DARRAH
Chartered Surveyors

Refurbished
PRIME
CITY CENTRE
SHOP TO LET
REDUCED RENT

**2/4 BRIGG STREET,
NORWICH, NR2 1QN**

LOCATION

The property is situated within Norwich's prime retailing pitch on Brigg Street which is an extension of Haymarket/Gentleman's Walk which links to **Marks & Spencer** and **Chantry Place** (formerly Chapelfield).

The property is adjacent to **Goldsmiths**. Other retailers nearby include **Marks & Spencer**, **Clarks**, **Pavers**, and **Pret a Manger**.

ACCOMMODATION

The property has been refurbished to a high standard and has the following approximate dimensions and areas:-

Internal width:	25'6"	
Shop Depth:	41'	
Ground Floor:		
Sales	955 sq ft	88.72 sq m
Basement:		
Ancillary	605 sq ft	56.20 sq m

TENURE

The property is offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of **£57,500 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 £90,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Grade II Listed Building.

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

January 2022

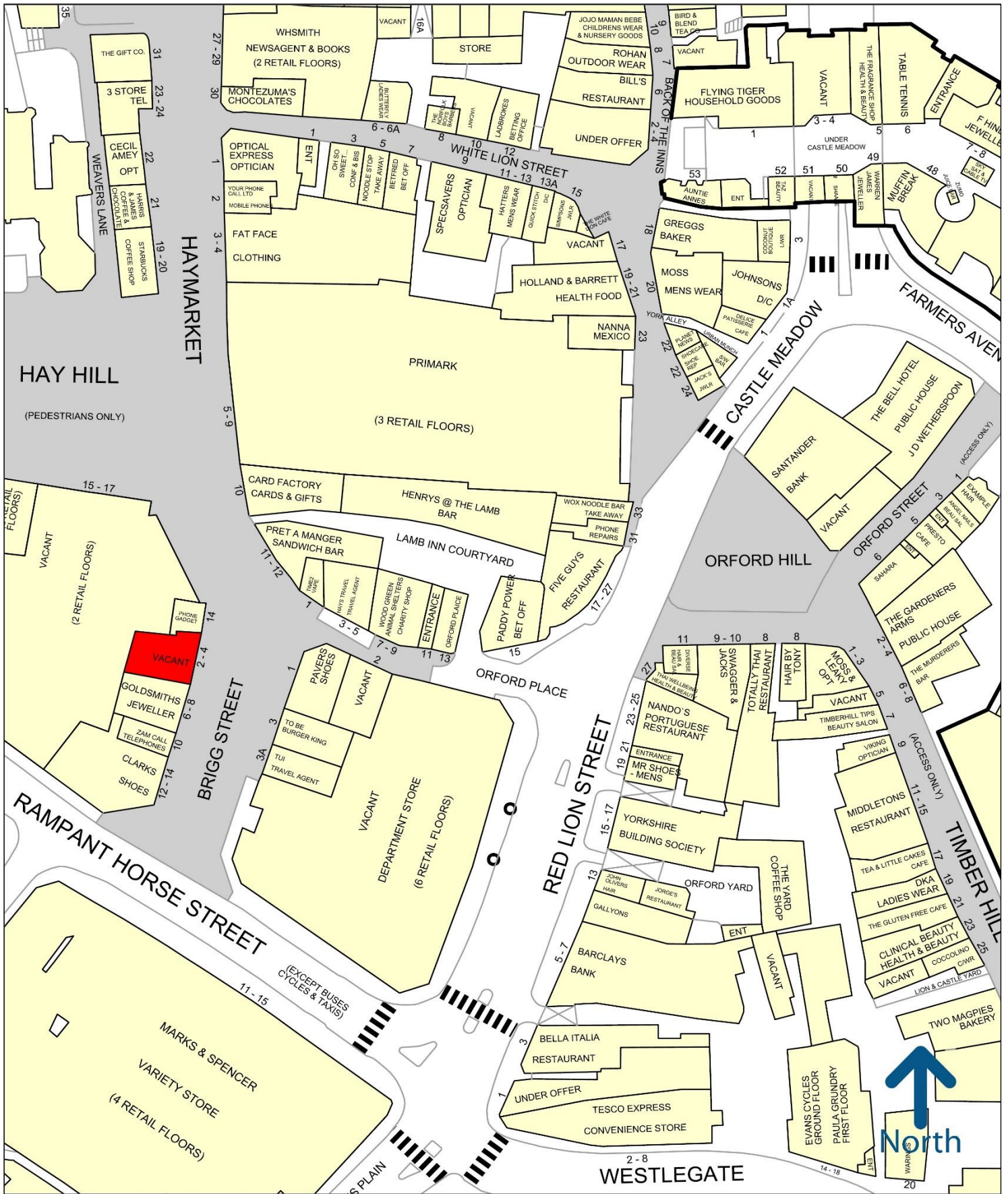
Tel 01603 666630

2 Redwell St, Norwich, NR2 4SE

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL



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