

CITY CENTRE SHOP TO LET

FULLY FITTED AND READY
FOR IMMEDIATE
OCCUPATION

**11 ST GILES STREET,
NORWICH, NR2 1JL**

LOCATION

The property is located in the centre of Norwich on St Giles Street which is within the vibrant retail area known as "Norwich Lanes" and is adjacent to Garner Hair and Soyokaze, Japanese Restaurant, and in the vicinity of Tilletts Jewellers and Fired Earth with the St Giles 330 space multi-storey car park nearby.

ACCOMMODATION

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

Internal Width: (front)	14'10"	4.52 m
Narrowing at depth of 2'5" to	11'5"	3.48 m
Shop Depth:	30'9"	9.37 m
Ground Floor:		
Sales	325 sq ft	30.19 sq m
Basement:		
Ancillary	252 sq ft	23.41 sq m

TENURE

The property is being offered by way of a new lease for a length of term to be agreed, on full repairing and insuring terms, at a commencing rent of £12,500 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 £8,600 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

September 2020

Tel 01603 666630

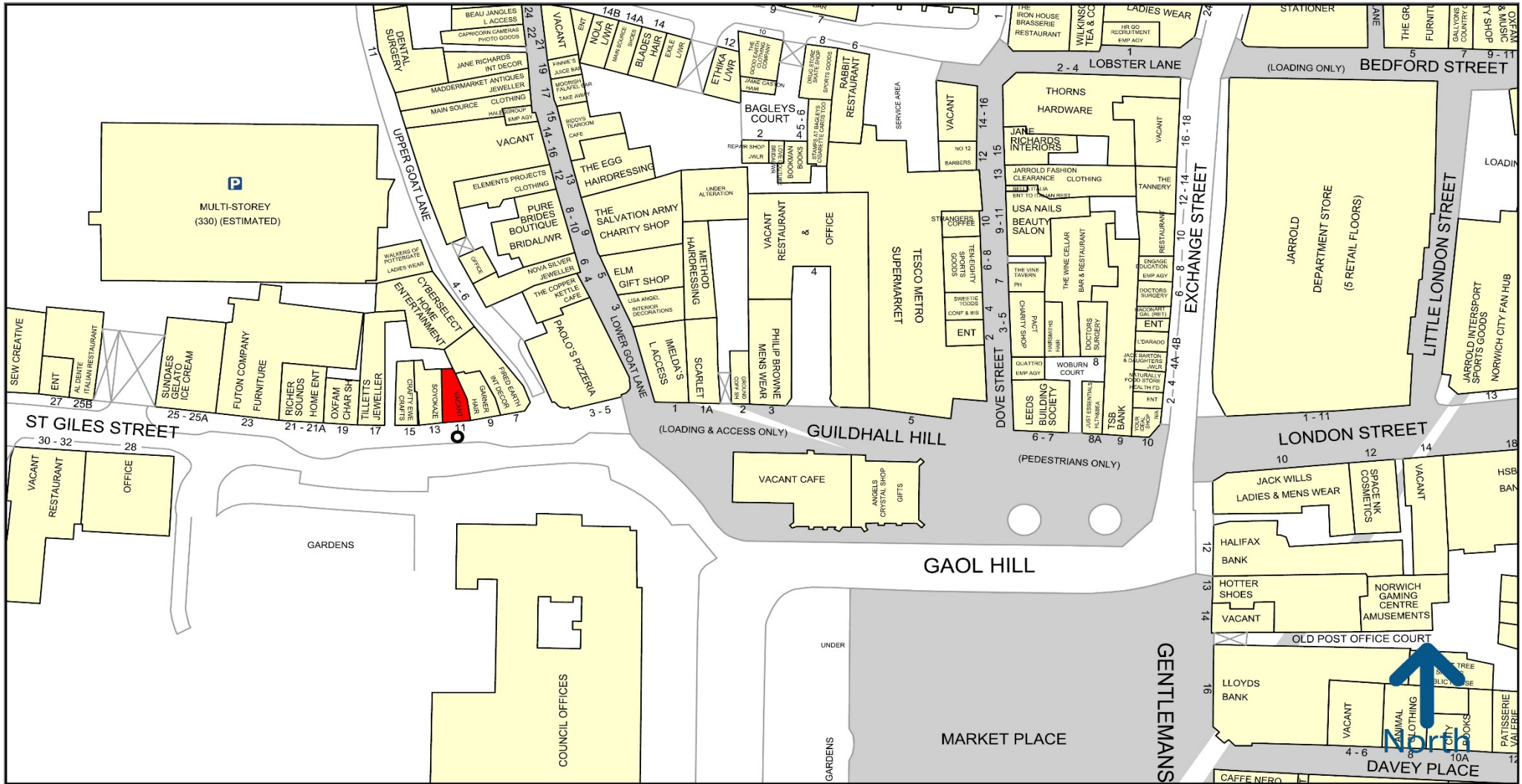
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RETAIL





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