



CITY CENTRE SHOP TO LET



**1 RED LION STREET,
NORWICH, NR1 3QF**

LOCATION

The property occupies a prominent city centre location, adjacent to **Tesco Express** and **Bella Italia** and opposite **Debenhams** and **Marks and Spencer** in the heart of Norwich's retail and restaurant area.

The property is on the junction of Red Lion Street and Westlegate, which leads to John Lewis and its car parking.

ACCOMMODATION

The premises have the following approximate areas:-

Ground Floor:

Sales	824 sq ft	76.55 sq m
Raised Sales	1,050 sq ft	97.54 sq m
Total Sales	1,874 sq ft	174.10 sq m

First Floor:

Stock/Staff	807 sq ft	74.97 sq m
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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 **£35,000** 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 £45,500 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 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

November 2020

RETAIL

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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.