

# CITY CENTRE SHOP TO LET

FULLY FITTED AND READY  
FOR IMMEDIATE  
OCCUPATION



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

## LOCATION

The property occupies a prominent corner location in the centre of Norwich on St Giles Street within the vibrant retail area known as "Norwich Lanes" and is adjacent to **Garner Hair** and **Paolo's Pizzeria** and in the vicinity of **Tilletts Jewellers**, **Soyokaze** and **Slayyy Vintage** 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:-

### Ground Floor:

Sales	600 sq ft	55.7 sq m
Stock	113 sq ft	10.4 sq m
Kitchen	41 sq ft	3.8 sq m

### Basement:

Sales	703 sq ft	65.3 sq m
Staff	79 sq ft	7.3 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 £27,500 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 £26,000 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](mailto:francis@fdarrah.co.uk)

## SUBJECT TO CONTRACT

May 2021

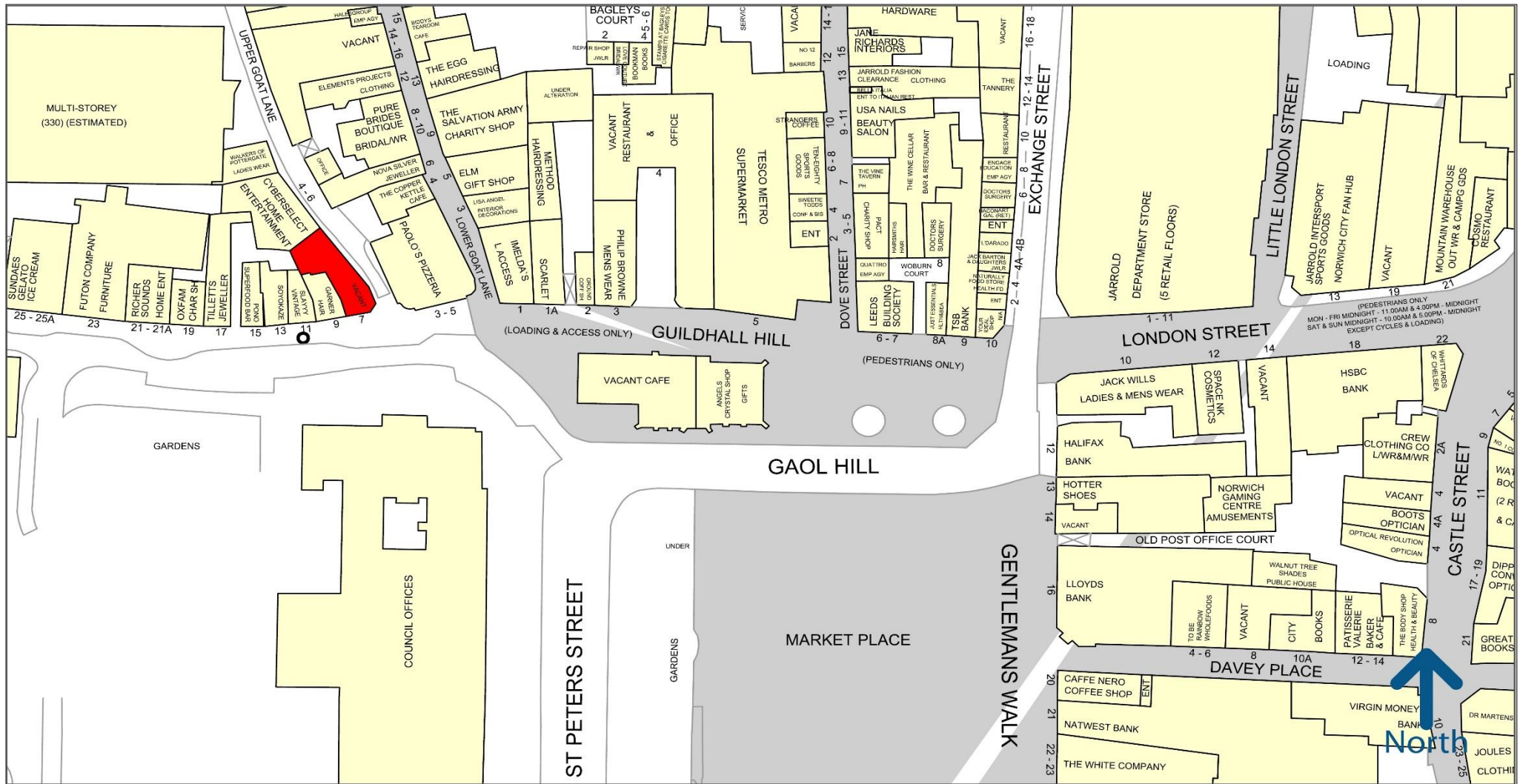
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**RETAIL**



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