

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.

PLANNING

The property is Grade II Listed.

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
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SUBJECT TO CONTRACT

July 2021

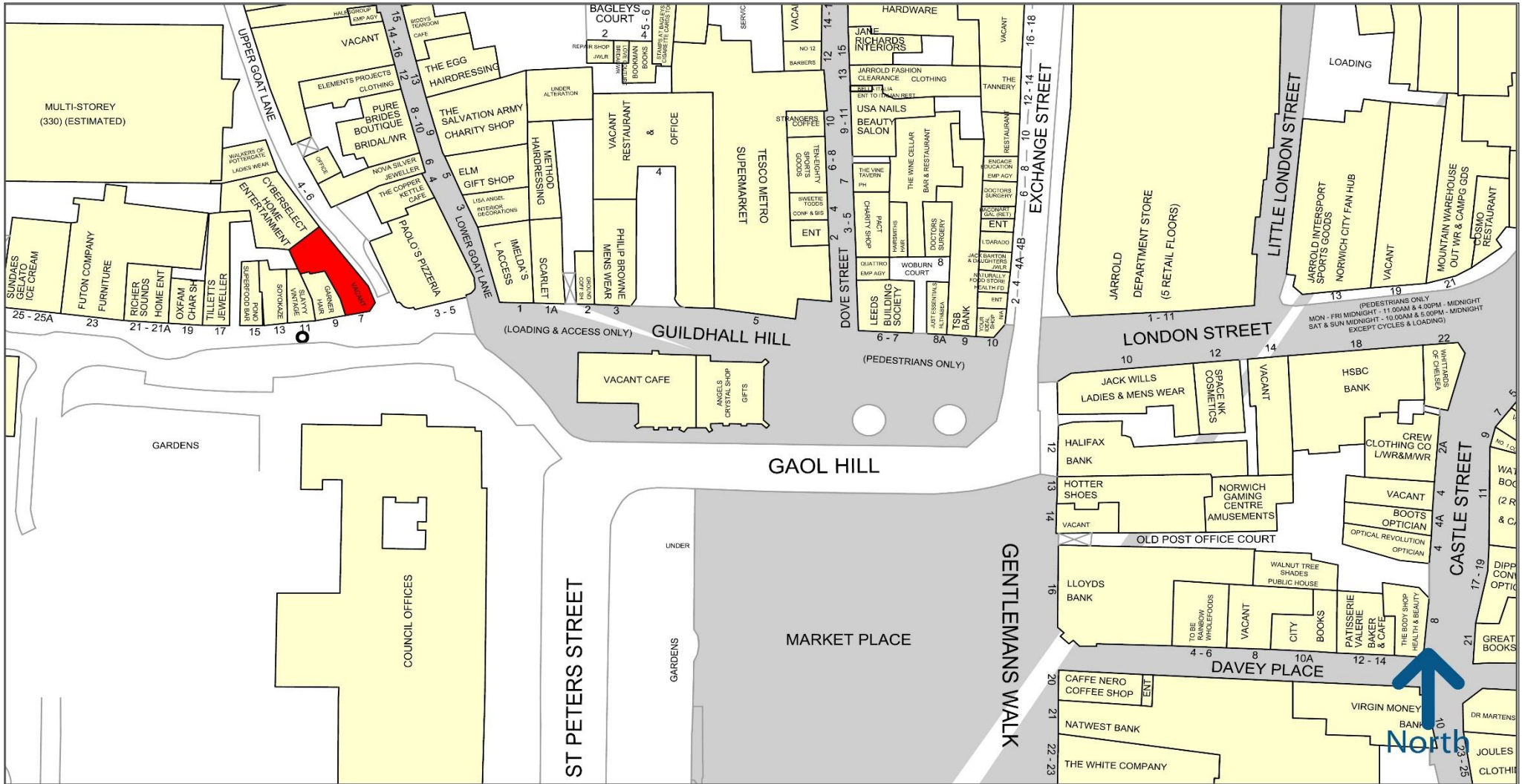
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RETAIL



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