



GROUND FLOOR AND BASEMENT TO LET

Subject to Vacant
Possession

**14-18 WESTLEGATE,
NORWICH,
NR1 3LJ**

LOCATION

Westlegate is in the heart of Norwich city centre and is the principal pedestrian link between **John Lewis Department Store** and its associated 650 space car park and the city centre retail with **Marks and Spencer** at the bottom of Westlegate. Other retailers in the vicinity include **Tesco Express, Adnams,** and **Warhammer**. Aviva General Insurance Head Office is also in the vicinity with more than 5,000 employees based in Norwich.

ACCOMMODATION

The premises provide flexible accommodation on ground floor and basement with the following approximate areas: -

Ground Floor:

Sales	4,250 sq ft	394.8 sq m
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Basement:

Ancillary	1,000 sq ft	92.9 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 **£55,000** (plus VAT if applicable).



RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £67,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

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

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Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

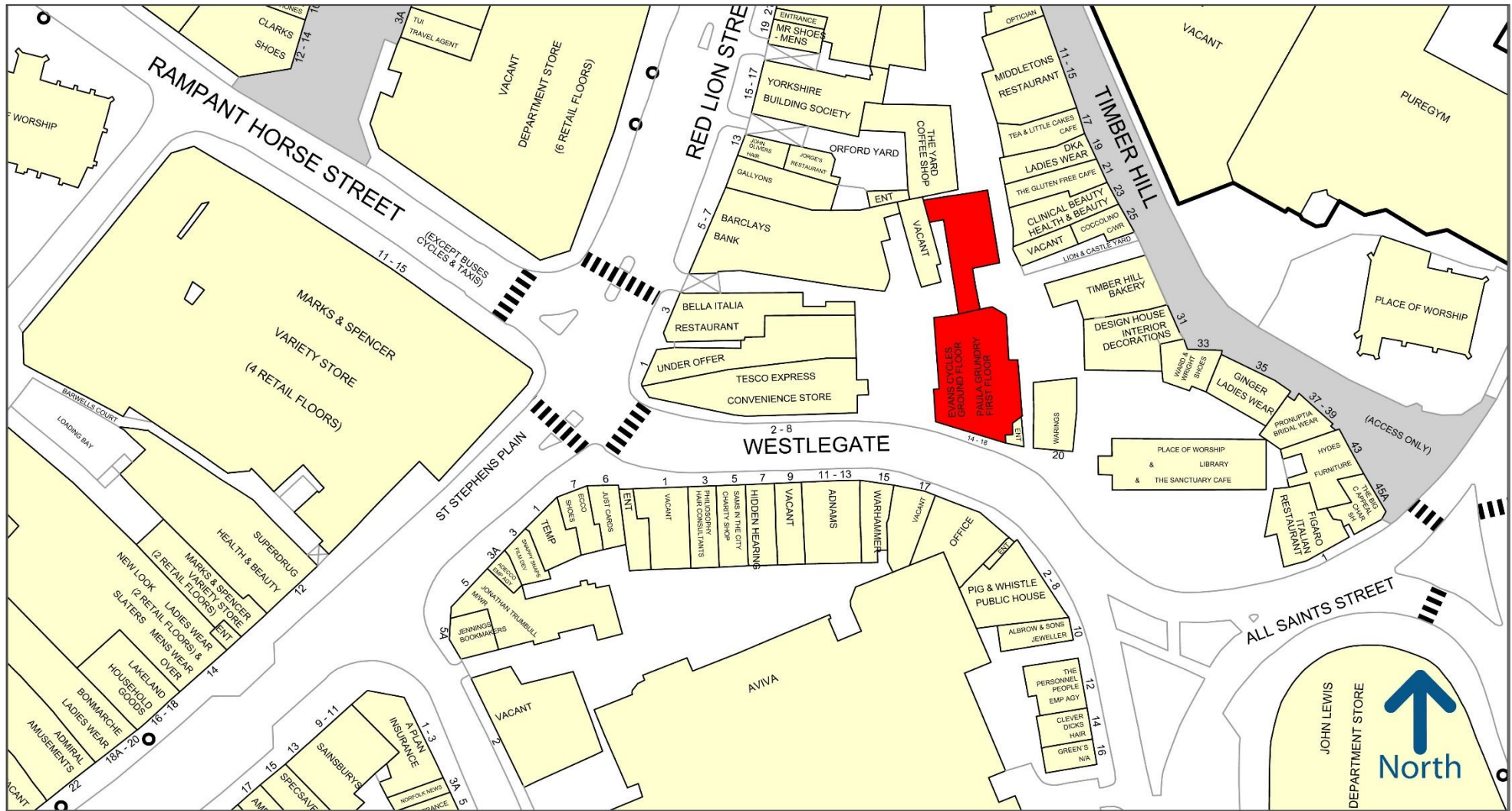
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