



1st FLOOR, 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.

The property is located at first floor above **Evans Cycles**.

ACCOMMODATION

The premises provide attractive open plan accommodation, with large floor to ceiling windows giving prominence to Westlegate and a light airy feeling to the space at the front of the building.

The accommodation is accessed by way of a large reception area at ground floor with a feature staircase and 6 person customer lift leading to the first floor.

The premises are suitable for a wide range of users, including retail/showroom, offices, gym and healthcare.

The premises provides accommodation with the following approximate areas:-

First Floor:

Showroom/Staff	1,674 sq ft	155.5 sq m
Storage	120 sq ft	11.1 sq m

PLANNING

The premises have the benefit of a Class E use which covers the majority of potential users.

FRANCIS
DARRAH
Chartered Surveyors

ATTRACTIVE CITY CENTRE FIRST FLOOR SHOP/OFFICE/ GYM/CAFÉ TO LET



TENURE

The property is being offered by way of a new full repairing and insuring lease for a period to expire in December 2025 at a rental of £27,500 pax (plus VAT if applicable). A longer lease may be available by negotiation.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £33,750. 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

Tel: 01603 666630

Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

March 2022

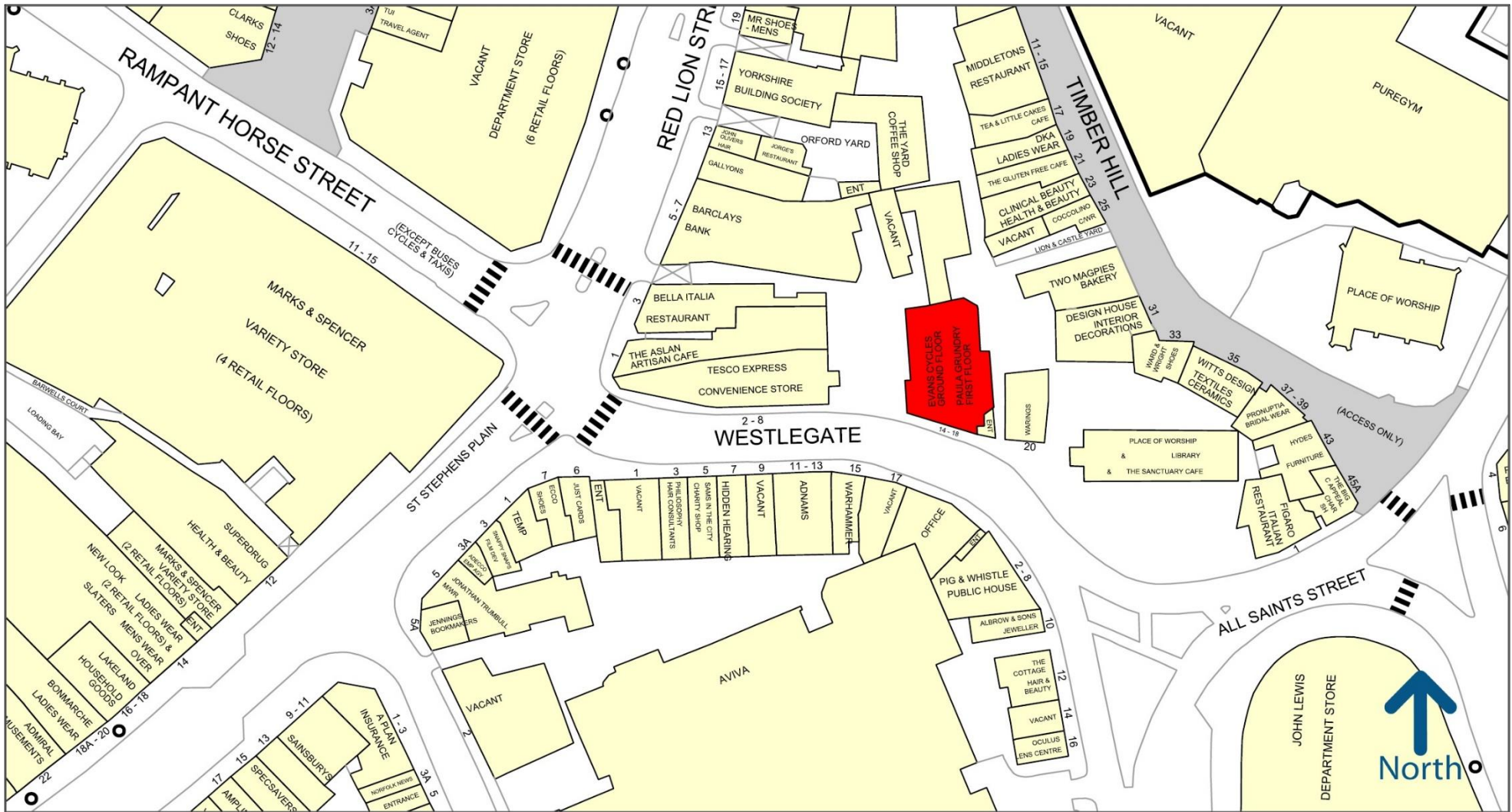
Tel 01603 666630

2 Redwell St, Norwich, NR2 4SE

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL



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