

CITY CENTRE SHOP TO LET

refurbished upper floors

38 EXCHANGE STREET, NORWICH, NR2 1AX

LOCATION

Exchange Street is within Norwich's retail core and connects directly with the prime shopping pitch of Gentleman's Walk and London Street. It also forms part of Norwich Lanes, home to many independent retailers and restaurants.

Exchange Street links the St Andrews Street 1,000 car park with the city centre. The property is adjacent to **Property Ladder** Estate Agents and **The Wallow** Self Service Wine Bar. Nearby occupiers include - **Abbotts** Estate Agents, **Complementary Health Care Clinic**, **La Crème Brides**, **Café 33**, **Cote** restaurant, **Sevenwolves** Menswear, **Thorns** (local ironmongers) and **Jarrod** department store and stationery store.

ACCOMMODATION

The property has recently been refurbished and provides extensive retail and potentially office accommodation on ground, first and second floors with the following approximate areas calculated on a net internal area (NIA) basis:-

Ground Floor:

Sales Front	237 sq ft	22.0 sq m
Sales Rear (up 2 steps)	<u>130 sq ft</u>	<u>12.0 sq m</u>
	467 sq ft	34.0 sq m

First Floor:

Potential offices/stock	247 sq ft	22.9 sq m
Kitchen	77 sq ft	7.15 sq m

Second Floor:

Potential offices/stock	390 sq ft	36.2 sq m
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Basement:

Storage	346 sq ft	32.1 sq m
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TENURE

The property is being offered by way of a new internal repairing (including doors and ground floor windows) and insuring lease on a length of term to be agreed at a rental of **£15,500** pax, subject to 5 yearly upward only rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

PLANNING

The property was previously used as an estate agent and has planning provision for any use within Class E which includes retail, restaurant/café, offices and clinics/consulting rooms.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £8,700 with effect from 1 April 2017. Interested parties are advised to make their own enquiries via the Norwich City Council website regarding the rates payable and any applicable relief/exemptions.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating 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

July 2022

Tel 01603 666630

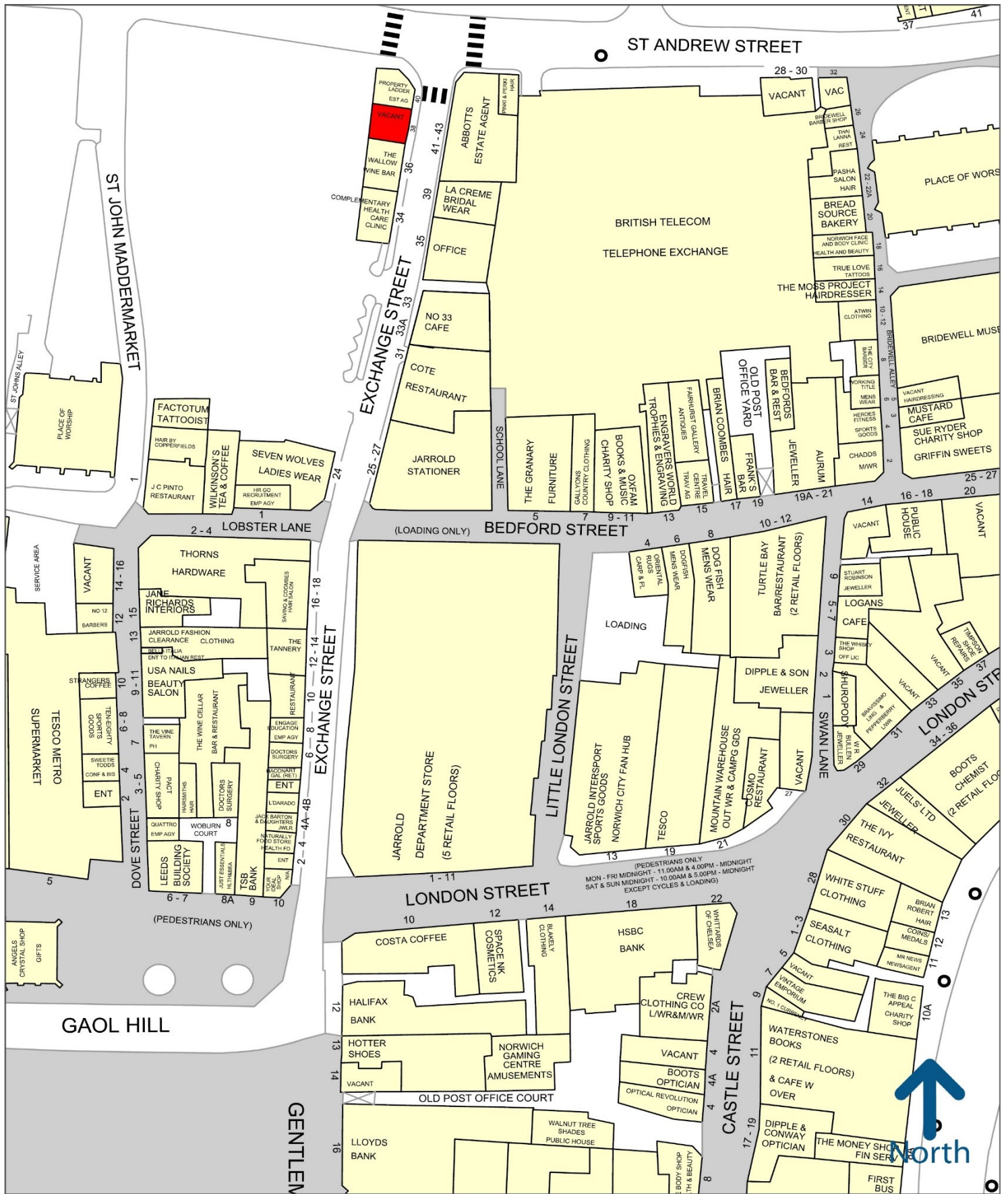
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RETAIL





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