



CITY CENTRE SHOP/RESTAURANT TO LET



5 QUEEN STREET NORWICH, NR2 4TL

LOCATION

The property is situated in heart of Norwich's restaurant and night time area, adjacent to **Revolucion de Cuba**, opposite **Revolution** and in the vicinity of **BrewDog**, **All Bar One**, **Zizzis**, **Giggling Squid** and numerous other branded and independent operators.

ACCOMMODATION

The property provides extensive and characterful accommodation within the former banking hall at ground floor and flexible ancillary accommodation and male and female WCs at first floor with further space in the cellar.

There is potential to provide an outside seating area within the rear car park.

The accommodation has the following approximate areas:-

Ground Floor:

Former banking hall and offices	3,378 sq ft	313.8 sq m
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First Floor:

Ancillary	979 sq ft	90.9 sq m
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Cellar:

Ancillary	300 sq ft	27.8 sq m
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TENURE

The property is offered by way of a new full repairing and insuring lease for a term of 15 years, at a rental of **£85,000** pax (+ VAT if applicable), subject to 5 yearly upward only rent reviews

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £41,000 with effect from 1 April 2023. 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

SUBJECT TO CONTRACT

August 2023

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

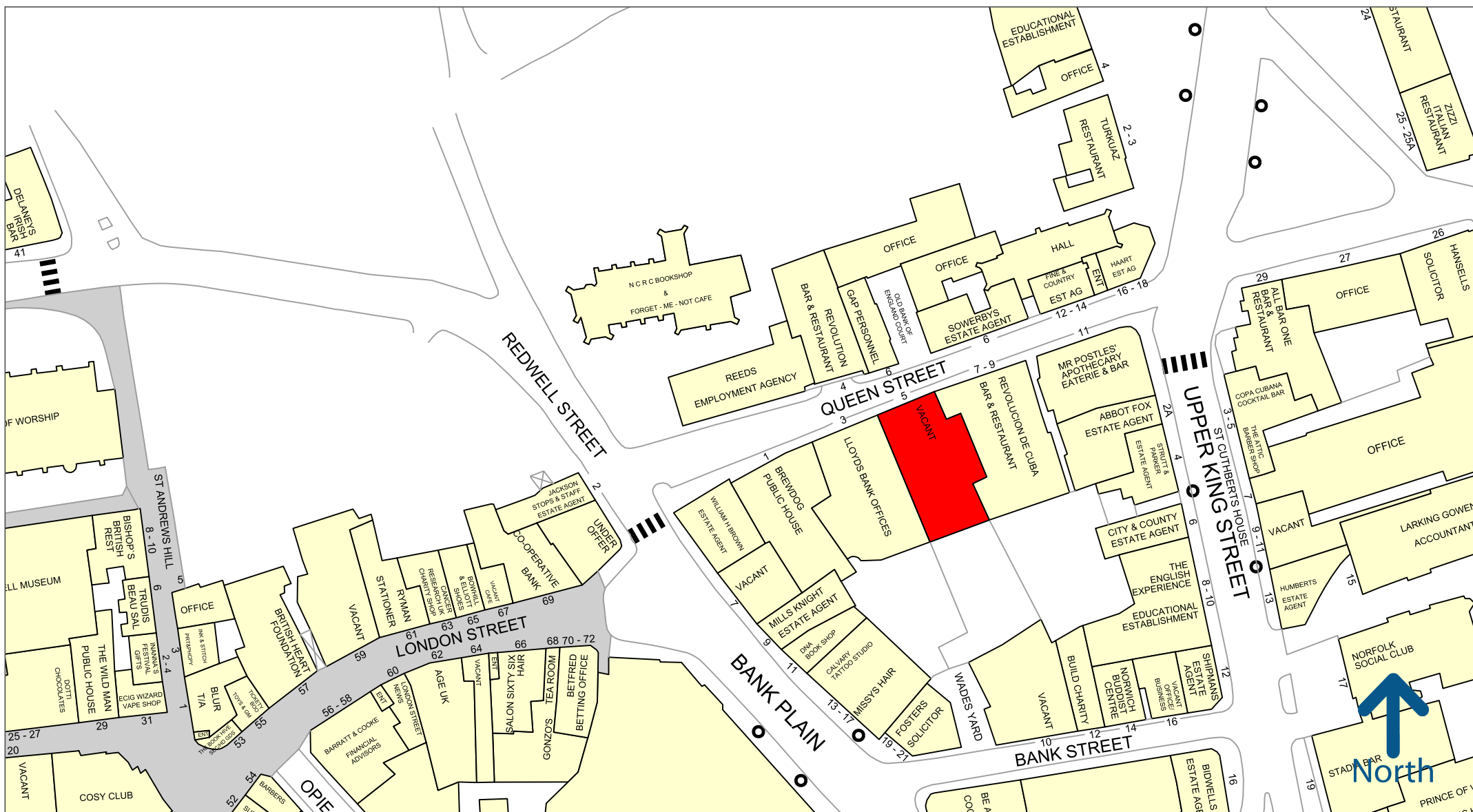
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RETAIL



Experian Goad Plan Created: 17/03/2023

Created By: Francis Darrah

For more information on our products and services:

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