

# PRIME CITY CENTRE SHOP TO LET

(To be refurbished and extended)

## 26 GENTLEMAN'S WALK, NORWICH, NR2 1NA

### LOCATION

The property occupies a central position within Norwich's prime retail location adjacent to **WHSmith** and in the immediate vicinity of **The White Company**, **FatFace**, **Primark**, **Caffé Nero** and numerous other multiple retailers.

### ACCOMMODATION

The property is to be refurbished and extended to provide accommodation on ground floor and basement with the following approximate areas:-

<b>Ground Floor:</b>			
Sales	700 sq ft	65.0 sq m	
<b>Basement:</b>			
Staff/stock	350 sq ft	32.5 sq m	

(Rental offers may be considered for a unit with ground floor sales of 400 sq ft and basement of 350 sq ft.)

### TENURE

The property is offered by way of a new full repairing and insuring lease, for a length of term to be agreed, at a rental of **£75,000** pax (+ VAT if applicable), subject to 5 yearly upward only rent reviews.

### RATEABLE VALUE

To be assessed.

### ENERGY PERFORMANCE CERTIFICATE

To be assessed.

### VAT

The property is not elected for VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### VIEWING

Strictly by appointment through joint sole agents:

#### Francis Darrah Chartered Surveyors

Contact: Francis Darrah  
Tel: 01603 666630  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

#### Smith Price RRG

Contact: Mark Cherry  
Tel: 0207 409 2100  
Email: [MarkCherry@sprrg.co.uk](mailto:MarkCherry@sprrg.co.uk)

### SUBJECT TO CONTRACT

December 2022

**Tel: 01603 666630**

**2 Redwell Street, Norwich, NR2 4SE**

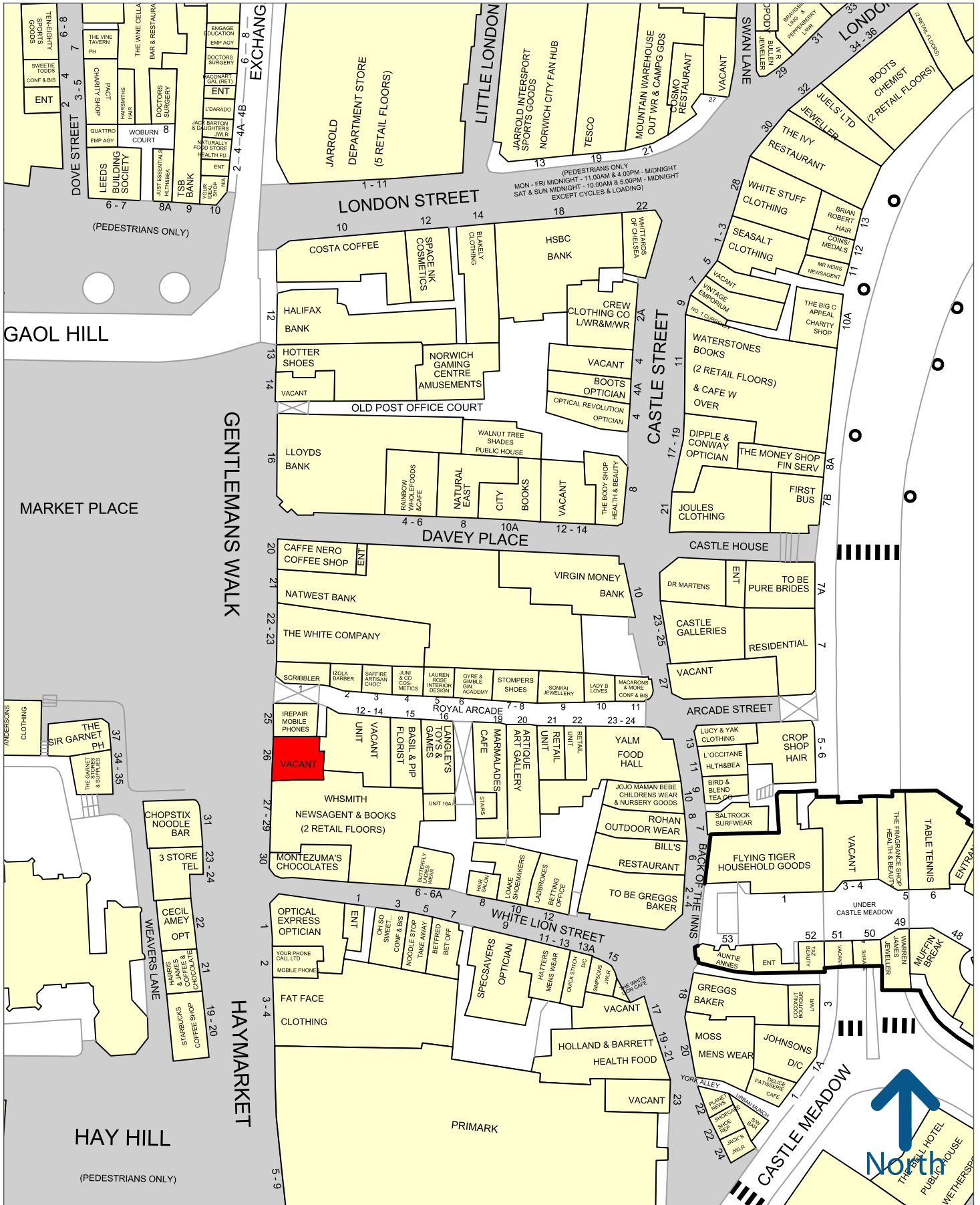
**Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**

**[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)**

Francis Darrah 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.

RETAIL





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Created By: Francis Darrah

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