



FRANCIS  
**DARRAH**  
Chartered Surveyors

## CITY CENTRE SHOP TO LET



### 15-17 LONDON STREET NORWICH, NR2 1JE

#### LOCATION

The property is situated on London Street, a busy retail thoroughfare, linking the professional business district, the Cathedral and Norwich's railway station to the city centre.

The property has extensive frontage on a prominent corner location adjacent to **Jarrold** Department Store and **Tesco Express** and beneath **The Gym** and **Cosmo**. Other multiple retailers in the immediate vicinity include **Costa**, **Space NK**, **Mountain Warehouse**, **White Stuff**, **Seasalt**, and **The Ivy**.

#### ACCOMMODATION

The property has the following approximate net areas:-

##### Ground Floor :

Sales	5,552 sq ft	515.8 sq m
Stock	60 sq ft	5.6 sq m

##### Basement:

Sales	3,360 sq ft	312.2 sq m
Stock	1,807 sq ft	167. sq m

Our client would give consideration to letting the ground floor and basement as separate units.

#### TENURE

The property is offered by way of a new effectively full repairing and insuring lease, on a length of term to be agreed, at a rental of **£150,000 pax** (+VAT if applicable), subject to 5 yearly upward only rent reviews.

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.

**Tel: 01603 666630**

1 Bank Plain, Norwich, NR2 4SF

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£161,000** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B. 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 joint sole agents.

#### Francis Darrah Chartered Surveyors

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

#### Roche Chartered Surveyors

Contact: Adrian Fennell  
Tel: 01603 756334  
Email: [adrianf@rochechs.co.uk](mailto:adrianf@rochechs.co.uk)

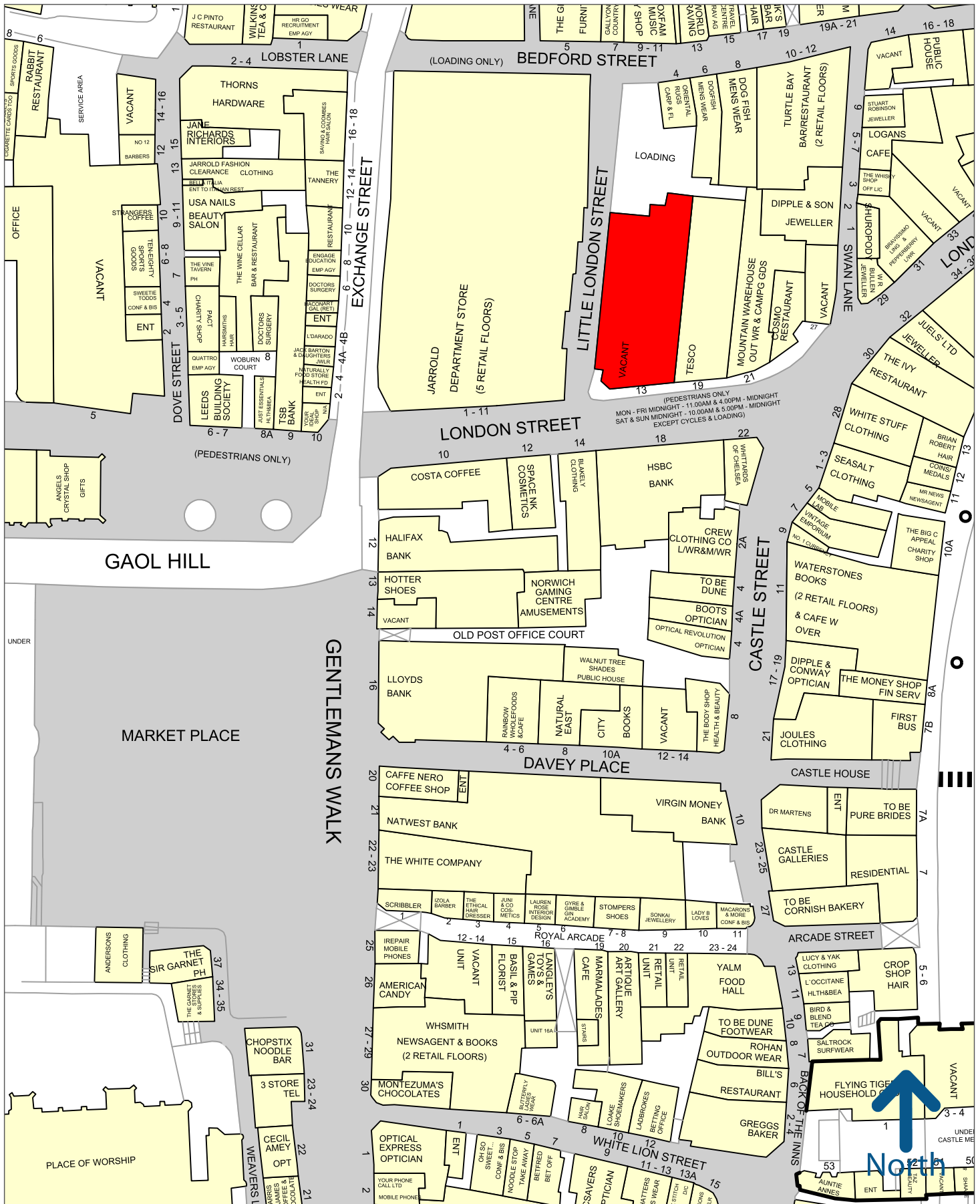
**SUBJECT TO CONTRACT**

September 2023

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

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

RETAIL



50 metres

Experian Goad Plan Created: 04/07/2023

Created By: Francis Darrah



Copyright and confidentiality Experian, 2022. © Crown  
copyright and database rights 2022. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011