



25B ST GILES STREET NORWICH, NR2 1JN

LOCATION

The property is located on St Giles Street which is to the north of Gentlemen's Walk, a continuation of Guildhall Hill within the vibrant retail area known as "Norwich Lanes" and is adjacent to St Giles 330 space multi-storey car park and **Sew Creative** and opposite **Prime** restaurant. Nearby retailers include **The Futon Shop**, **Richer Sounds** and **Oxfam**.

ACCOMMODATION

The property has the following approximate net areas:-

Ground Floor :

| | | |
|-------|-------------|----------|
| Sales | 1,238 sq ft | 115 sq m |
|-------|-------------|----------|

TENURE

The property is offered by way of a new effectively full repairing and insuring lease by way of a service charge, on a length of term to be agreed, at a rental of **£22,500 pax** (+VAT if applicable), subject to 5 yearly upward only rent reviews.

PLANNING

The property was previously used as a restaurant and is suitable for a variety of uses within Use Class E, including restaurant/café, retail shop and financial and professional services.

FRANCIS
DARRAH
Chartered Surveyors

CITY CENTRE SHOP TO LET



RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£16,500** 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 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 joint sole agents.

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
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SUBJECT TO CONTRACT

September 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: 03/08/2023

Created By: Francis Darrah

For more information on our products and services:

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