

PRIME SHOP UNIT - TO LET 30 GENTLEMANS WALK, NORWICH, NR2 1NA



Location

The property is situated in a prime retailing position on the corner of Gentlemans Walk and White Lion Street close to Market Place.

Multiple retailers in the immediate vicinity include **WH Smith, Three, Fat Face, EE, The White Company** and a major refurbishment/redevelopment for **Primark** which is due to open in Summer 2019.

Description

The property comprises a part 4 storey and part 3 storey building of brick construction with a pitched tiled roof.

It provides a ground floor shop with basement storage together with further storage accommodation on the first, second and third floors.

Accommodation

External Frontage	3.81 m	12' 6"
Return Frontage to White Lion Street	6.91 m	22' 8"
Internal Width	3.81m	12' 6"
Widening to	5.54 m	18' 2"
Shop Depth	8.87 m	29' 1"
Built Depth	10.62 m	34' 10"

Ground Floor Sales	40.59 sq m	437 sq ft
Basement Storage	40.69 sq m	438 sq ft
First Floor Staff/Storage	47.38 sq m	510 sq ft
Second Floor Storage	30.94 sq m	333 sq ft
Third Floor Storage	3.9 sq m	42 sq ft

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£70,000 pa exclusive of rates and VAT

Rateable Value

Rateable Value	£65,500
Rate in £ 2018/19	49.3p
Rates Payable	£32,291.50

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Legal Costs

Each party is responsible for their own legal costs incurred within the transaction.

EPC

Available upon request.

Viewing

Strictly by appointment with the sole retained agent:-

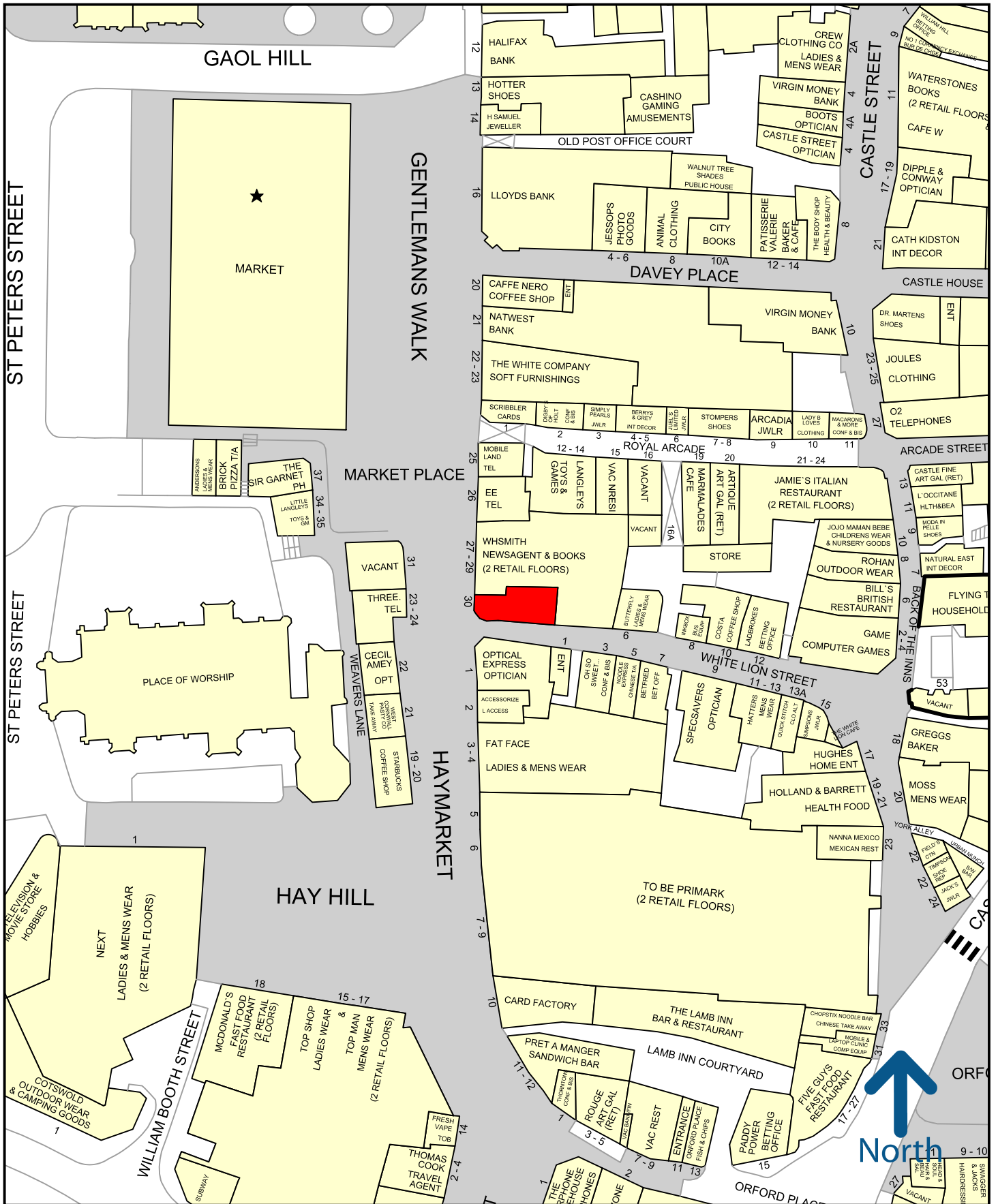
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**All transactions are stated exclusive of VAT
SUBJECT TO CONTRACT**

Date Prepared: November 2018



Experian Goad Plan Created: 27/11/2018
Created By: RHT

