



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhtretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



PRIME SHOP – 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 **Primark, Optical Express, Fat Face, W H Smith, Three, The White Company** and **Starbucks**. The property is also diagonally opposite the very busy and popular **Market**.

Description

The property comprises a ground floor shop and basement forming part of a part 4 storey building of brick construction with a pitched tiled roof.

The property also has side access from White Lion Street.

Accommodation

External Frontage	3.81 m	12' 6"
Return Frontage to White Lion St.	6.91 m	22' 8"
Internal Width	3.81 m	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

Tenure

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

Rent

£50,000 per annum.

VAT

The property is registered for VAT and Value Added Tax will be payable on rent and other outgoings.

Rating Assessment

Rateable Value	£49,000
Rate in £ (2023/24)	51.2p
Rates Payable	£25,088 pa

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

EPC Rating

Available upon request.

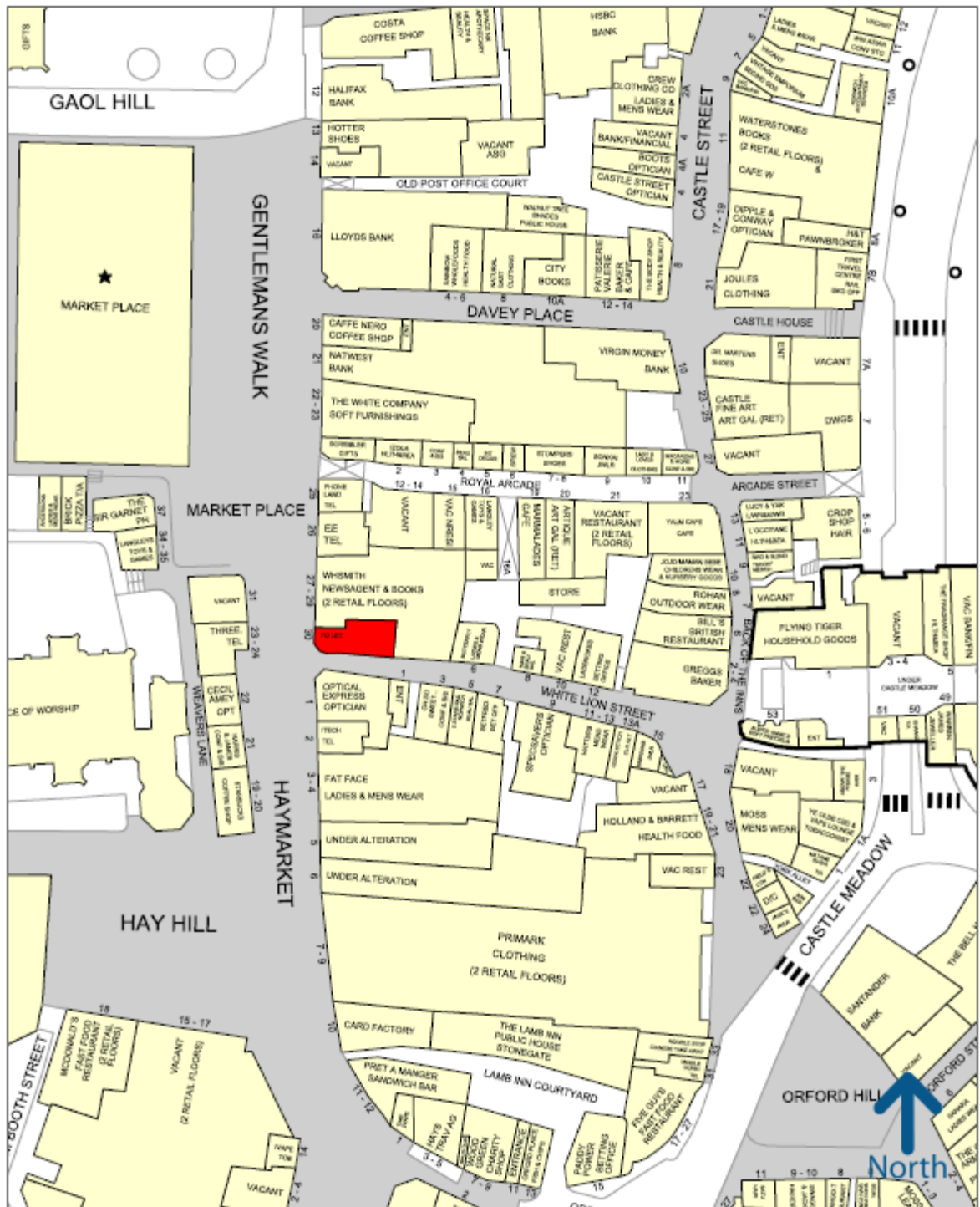
Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing

Strictly by appointment with the sole retained agent.

David Thompson
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50 metres
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