

## TO LET KIOSK



### 17a HAYMARKET NORWICH NR2 1QE

#### LOCATION

Located in the heart of Norwich fronting on to the recently enhanced public space on Hay Hill adjacent to **Mountain Warehouse** and **McDonalds**. Nearby retailers include **Next, Primark, Marks & Spencer, Clarks, Pavers, FatFace, Pret a Manger** and **Card Factory**.

#### ACCOMMODATION

The property provides accommodation on ground floor with the following approximate areas:-

Sales	390 sq ft	36.2 sq m
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#### TENURE

The property is being offered by way of a new effectively full repairing and insuring lease on a length of term to be agreed at a rental of £20,000 pax (+ VAT if applicable), subject to 5 yearly upward only rent reviews.

#### RATEABLE VALUE

To be assessed.

#### ENERGY PERFORMANCE CERTIFICATE

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  
Mob: 07774 781 381  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

#### FMX

Contact: Tom Heptonstall  
Tel: 020 3130 4650  
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**SUBJECT TO CONTRACT**

May 2024

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



50 metres

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