

## CITY CENTRE SHOP TO LET



### 21 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 is adjacent to **Tesco Express** and **Cosmo**. Other occupiers in the immediate vicinity include **Jarrols** Department Store, **Sostrene Grene**, **Costa**, **Space NK**, **White Stuff**, **Seasalt**, and **The Ivy**.

#### ACCOMMODATION

The property has the following approximate net areas:-

|                       |             |            |
|-----------------------|-------------|------------|
| <b>Ground Floor :</b> |             |            |
| Sales                 | 1,834 sq ft | 170.3 sq m |
| <b>Basement:</b>      |             |            |
| Sales                 | 2,226 sq ft | 206.8 sq m |
| Ancillary             | 954 sq ft   | 88.6 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 **£75,000 pax** (+VAT if applicable), subject to 5 yearly upward only rent reviews.

#### PLANNING

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

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£65,000** 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 C. 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 sole agents.

#### Francis Darrah Chartered Surveyors

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

**SUBJECT TO CONTRACT**

October 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.

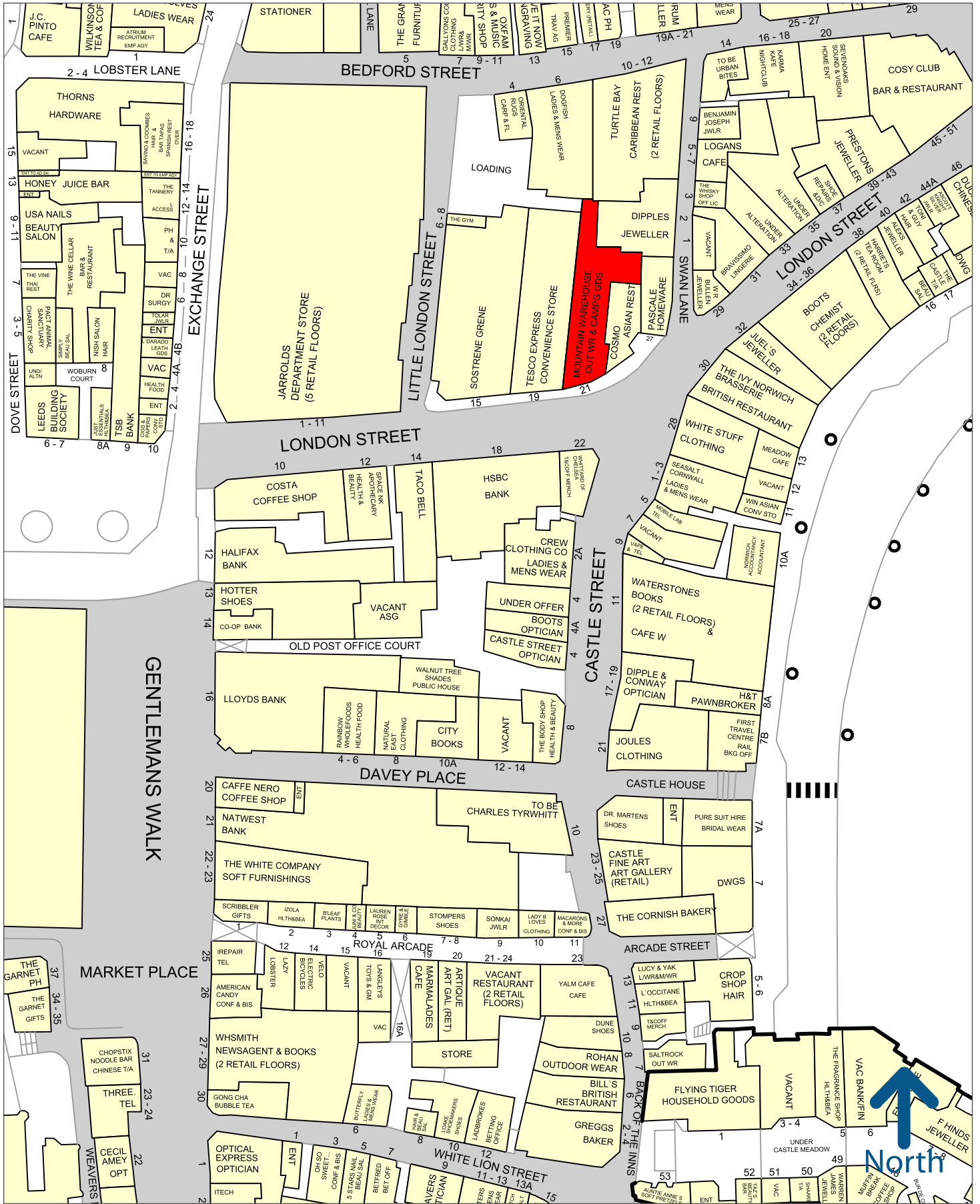
**Tel: 01603 666630**

1 Bank Plain, Norwich, NR2 4SF

**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: 30/10/2024  
Created By: Francis Darrah