

CITY CENTRE SHOP TO LET



3 GUILDHALL HILL NORWICH, NR2 1JH

LOCATION

Guildhall Hill forms part of the pedestrianised shopping area which links Gentleman's Walk and the part of the city known as 'Norwich Lanes'. There are many independent retailers nearby including **Scarlet** boutique, **Imelda's**, **Lisa Angel** and **Jarrolds** voted best independent department store at Drapers Awards 2024 and is widely regarded as the flagship department store in Norwich.

ACCOMMODATION

The Grade II listed property occupies a prominent corner location close to premium retailers, in the heart of Norwich city centre, the property has the following approximate net areas: -

Frontage:	22'3"	6.78 m
Return Frontage:	25' 3"	7.70 m

Ground Floor

Sales	1,216 sq ft	112.97 sq m
-------	-------------	-------------

First Floor

Sales/Ancillary:	1,221 sq ft	113.43 sq m
------------------	-------------	-------------

Basement

Sales/Ancillary:	1,040 sq ft	96.60 sq m
------------------	-------------	------------

Additional office space may be available at second floor by separate negotiation.

TENURE

The property is offered by way of a new effectively full repairing and insuring lease for a length of term to be agreed, at a rental of **£47,500** (+VAT if applicable), subject to 5 yearly upward only rent reviews.

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

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£35,500** 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 sole agents.

Francis Darrah Chartered Surveyors

Contact: Carol Cooper
Tel: 01603 666630 / 07900 606 331
Email: carol@fdarrah.co.uk

Bidwells

Contact: Chris Squirrell
Tel: 01603 229323 / 07887 830124
Email: chris.squirrell@bidwells.co.uk

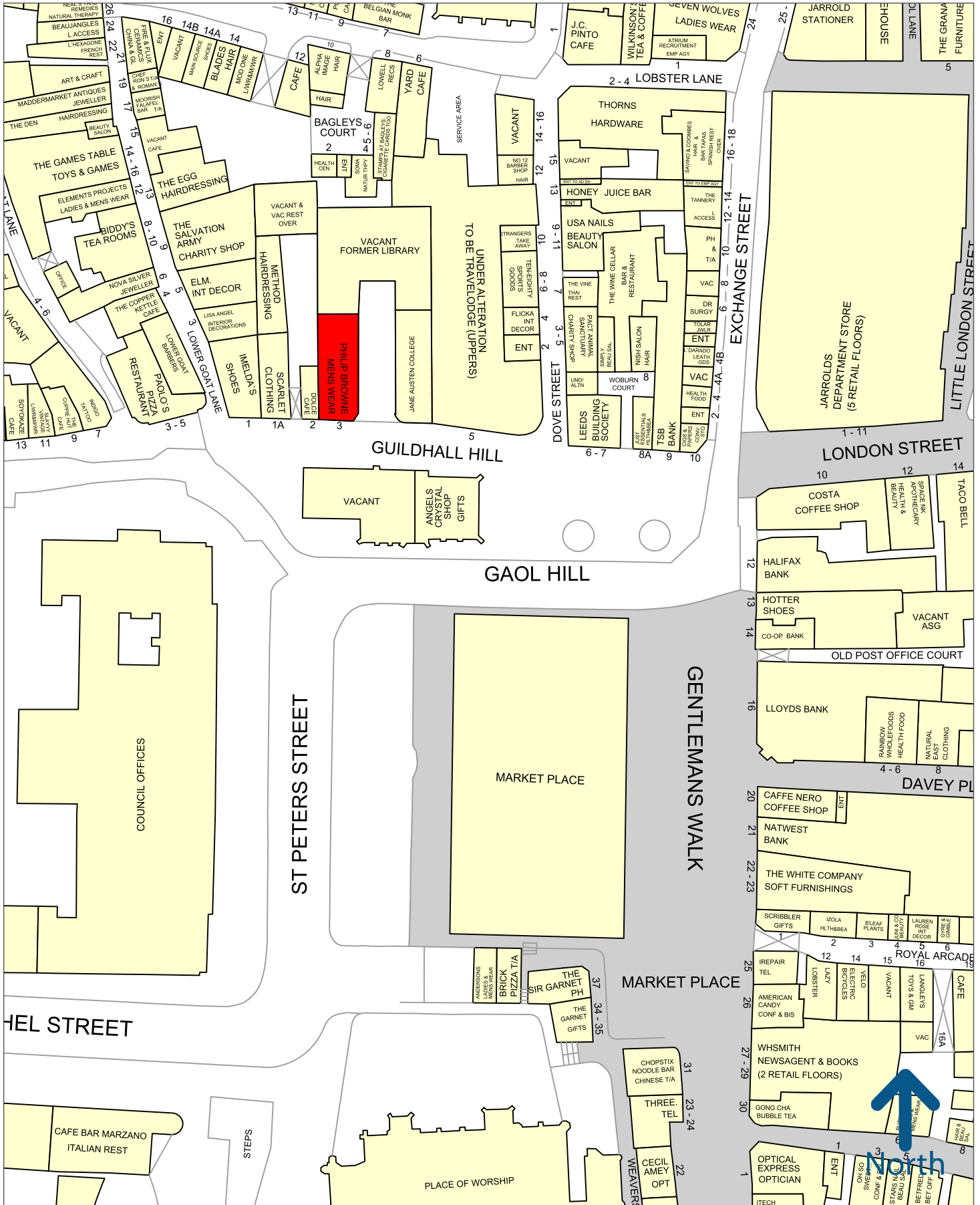
SUBJECT TO CONTRACT

January 2025

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL



50 metres

Experian Goad Plan Created: 04/12/2024
Created By: Francis Darrah