

CITY CENTRE SHOP TO LET



46 LONDON STREET, NORWICH, NR2 1LA

LOCATION

The property is situated on London Street, a busy pedestrianised street, adjacent to **Greggs** and opposite **Prestons Jewellers**. Other national multiple occupiers in the vicinity include **Boots**, **Cosy Club**, **Subway** and **Bravissimo**.

ACCOMMODATION

The property provides accommodation on ground floor, and basement with the following approximate dimensions and areas:-

| | | |
|---------------------|-------------|-------------|
| Gross Frontage | 26'9" | 7.92 m |
| Net Frontage | 14'6" | 4.26 m |
| Internal Width | 16' (av) | 4.87 m |
| Shop depth | 33'3" | 10.14 m |
| Ground Floor | | |
| Sales | 619 sq ft | 57.50 sq m |
| Ancillary | 524 sq ft | 48.68 sq m |
| | 1,143 sq ft | 106.18 sq m |
| Basement | | |
| Ancillary | 123 sq ft | 11.42 sq m |

TERMS

The property is available by way of a new full repairing and insuring lease for a term of 10 years, subject to 5 yearly upward only rent reviews, at a rent of **£40,000 pax + VAT** if applicable.

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.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£37,250**, with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC 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

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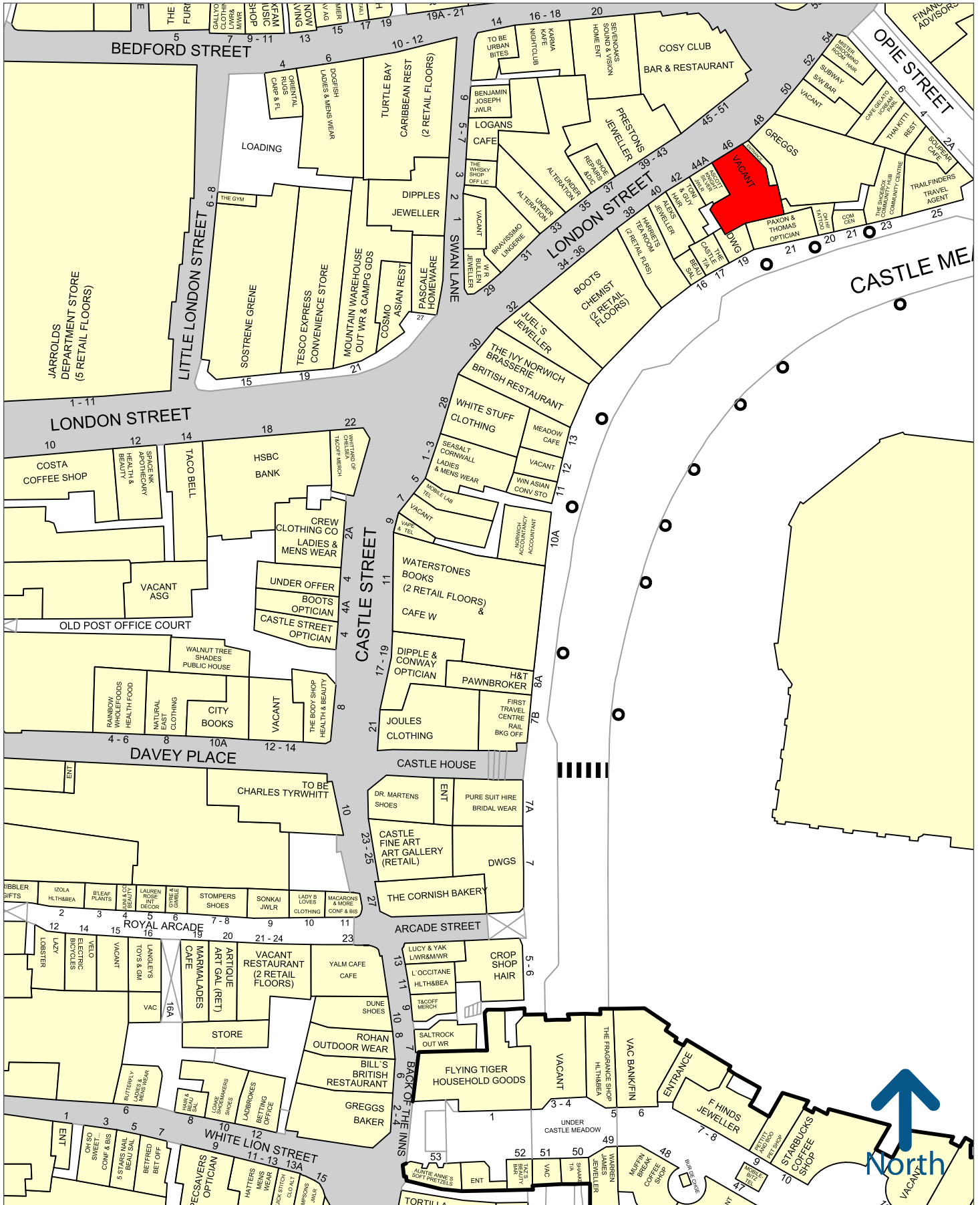
SUBJECT TO CONTRACT

February 2025

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RETAIL



50 metres



Experian Goad Plan Created: 06/01/2025
Created By: Francis Darrah