

CITY CENTRE

1ST, 2ND & 3RD FLOORS
ABOVE SUBWAY

TO LET

52 LONDON STREET NORWICH, NR2 1LA

LOCATION

The property is prominently located in London Street close to its junction with Bedford Street and Opie Street above **Subway**. The location benefits from significant pedestrian flow from the traditional professional areas to the city centre. Other nearby occupiers includes **Costa Coffee, Toni & Guy**, and **Boots The Chemist**. There are a number of jewellers in the immediate vicinity including **Prestons, Aleks** and **Austen & Blake**.

ACCOMMODATION

The property provides accommodation on first, second and third floors with the following approximate areas:-

First Floor:	393 sq ft	36.5 sq m
Second Floor:	386 sq ft	35.8 sq m
Third Floor	222 sq ft	20.6 sq m

TENURE

The property is being offered by way of a new full repairing and insuring lease on a length of term to be agreed at a commencing rental of **£8,000 pax** (+ VAT if applicable).

The first and second floors have recently been used as a hair salon. Alternative uses will be considered by our clients.

RATEABLE VALUE

We understand that the property is not listed on the business rates valuations website. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D. 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: Carol Cooper
Tel: 01603 666630
Mob: 07900 606 331
Email: carol@fdarrah.co.uk

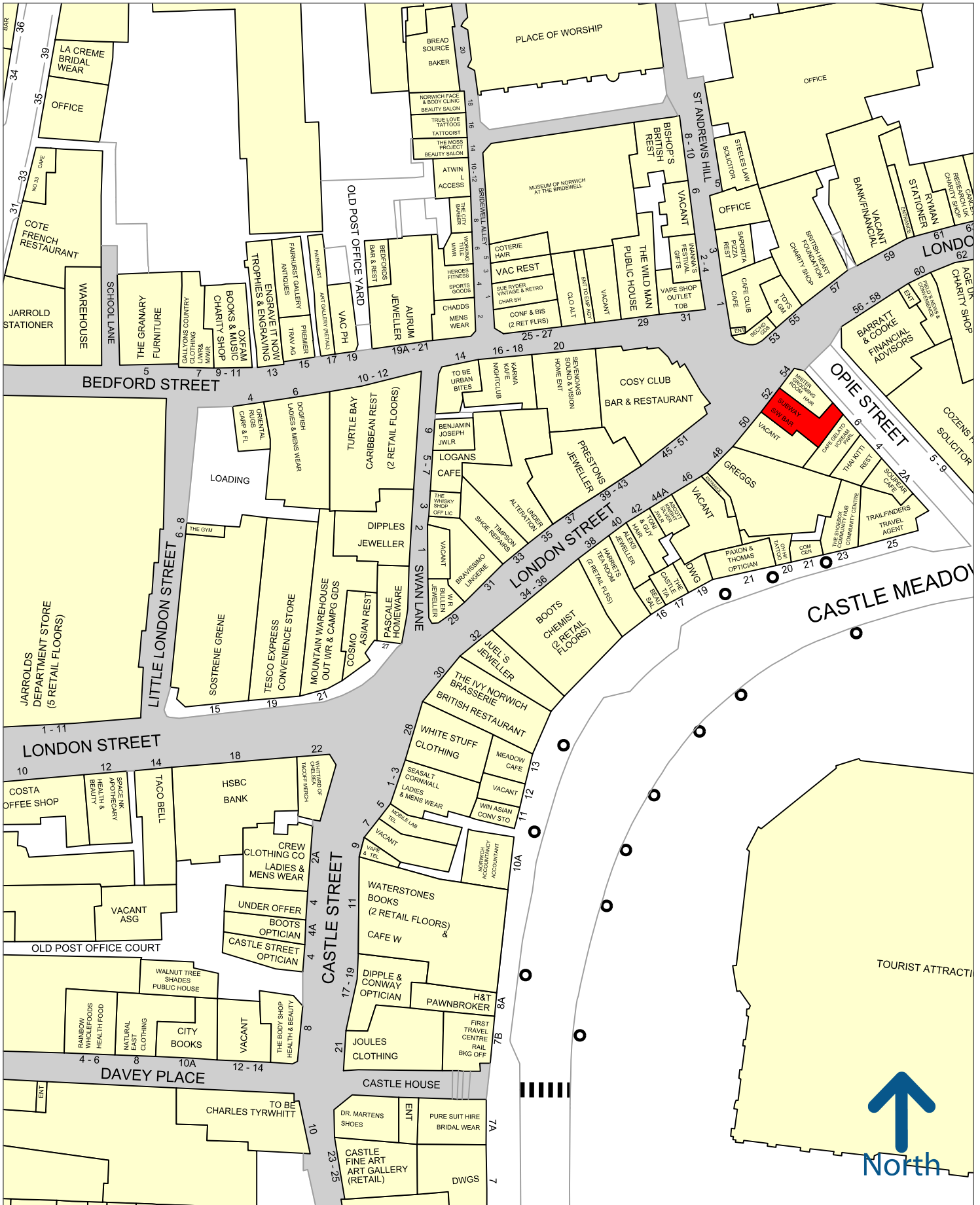
SUBJECT TO CONTRACT

March 2025

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RETAIL





50 metres

Experian Goad Plan Created: 06/03/2025
Created By: Francis Darrah