

CITY CENTRE

SHOP TO LET (due to relocation)

NORWICH

17-21 WHITE LION STREET, NR2 1PX

LOCATION

The property occupies a very prominent location in the heart of Norwich's retail core, on White Lion Street, opposite the main entrance to Castle Mall Shopping Centre.

The property is adjacent to **Holland & Barrett** and opposite **Game** and **Greggs** and in the immediate vicinity of numerous other multiple retailers including **Primark**, **Specsavers** and **Moss Menswear**.

ACCOMMODATION

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

Ground Floor:		
Sales	778 sq ft	72.27 sq m
First Floor:		
Sales	1,626 sq ft	151.06 sq m
Second Floor:		
Ancillary	1,038 sq ft	96.43 sq m

TENURE

The property is held on a lease expiring 24th June 2022, at a rent of £62,300 pax (+ VAT if applicable), with no further reviews, on full repairing and insuring terms.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £42,000 with effect from 1 April 2017. 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.

TERMS

Premium offers are sought for the residue of the lease.

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

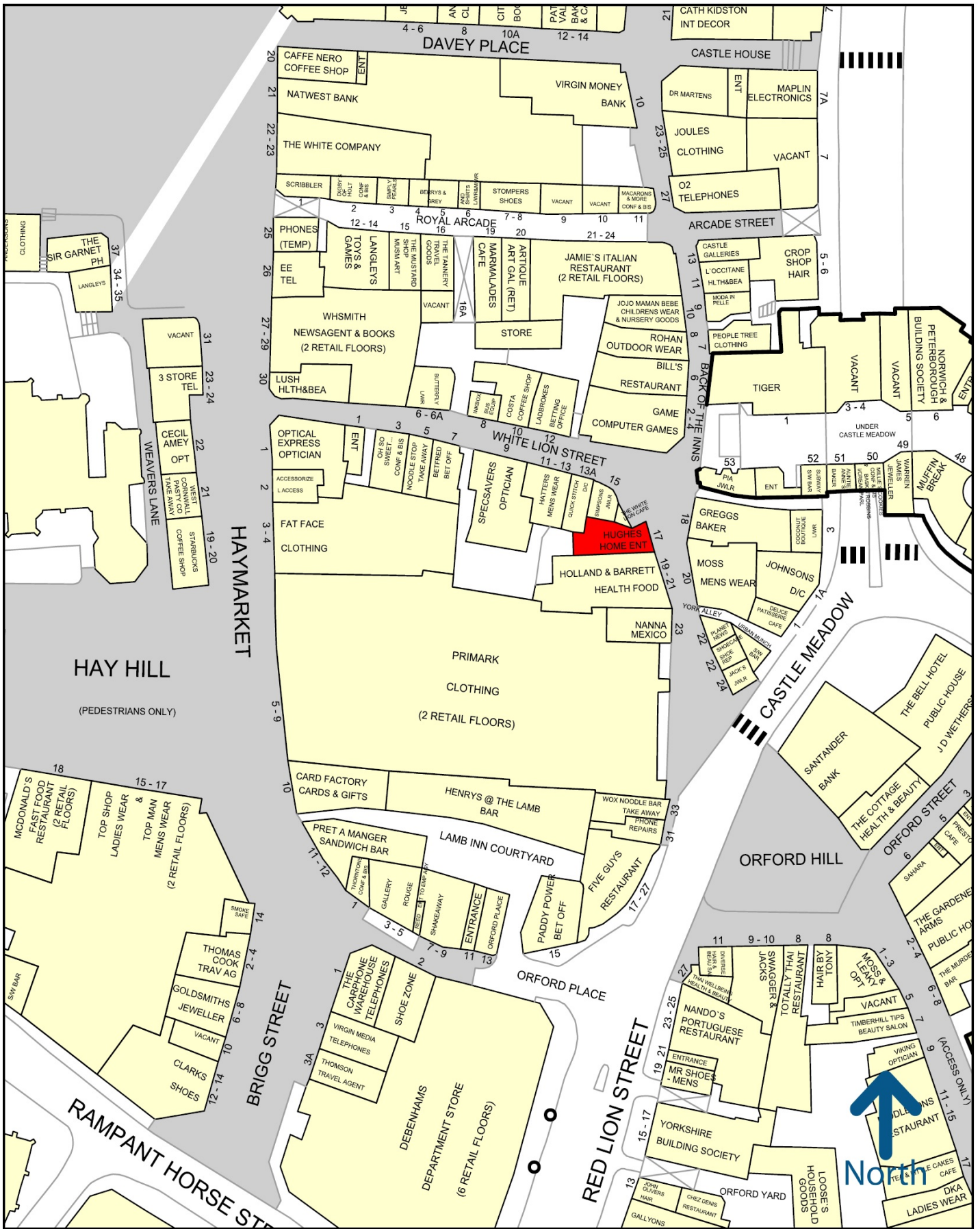
Contact: Francis Darrah
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SUBJECT TO CONTRACT

October 2017

RETAIL

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