



# ROCHE

## Retail

## Norwich | NR1 3QN

### 17 St Stephens Street

# SHOP TO LET

#### Location

Norwich has a population of 170,000 persons and a regional catchment area of one million residents. In addition approximately five million tourists visit Norwich annually.

The premises occupy a prime location on St Stephens Street that is one of Norwich's principal retail and bus thoroughfares. The unit is adjacent **Sainsbury's** and in the same parade as **Primark, WH Smith, Argos, CEX** etc.

#### Accommodation

The unit is arranged over ground and first floor levels having the following approximate net internal floor areas:

Ground Floor Sales	890 sq ft	82.7 sq m
First Floor Ancillary	760 sq ft	70.6 sq m

#### Tenure

The shop is available by way of a new effectively full repairing and insuring lease, for a term to be agreed, subject to an upward only rent review every fifth year.

#### Rent

**£50,000** per annum exclusive.

#### Service Charge

For the current year, expiring 31/12/18, the budgeted service charge is **£625.45** plus VAT.

#### Rates

The Valuation Office Agency website indicates that the 2017 Draft Rateable Value is **£34,500**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council, or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

#### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

#### Plant and Equipment

None of the systems or equipment in the property has been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

#### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (71). A full copy of the certificate is available upon request.

#### Viewing

Strictly by appointment through the sole agents:

Roche Retail:

**Contact: Adrian Fennell**

Tel: 01603 756334

Email: [adrian.fennell@rochesurveyors.co.uk](mailto:adrian.fennell@rochesurveyors.co.uk)

#### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

## Retail

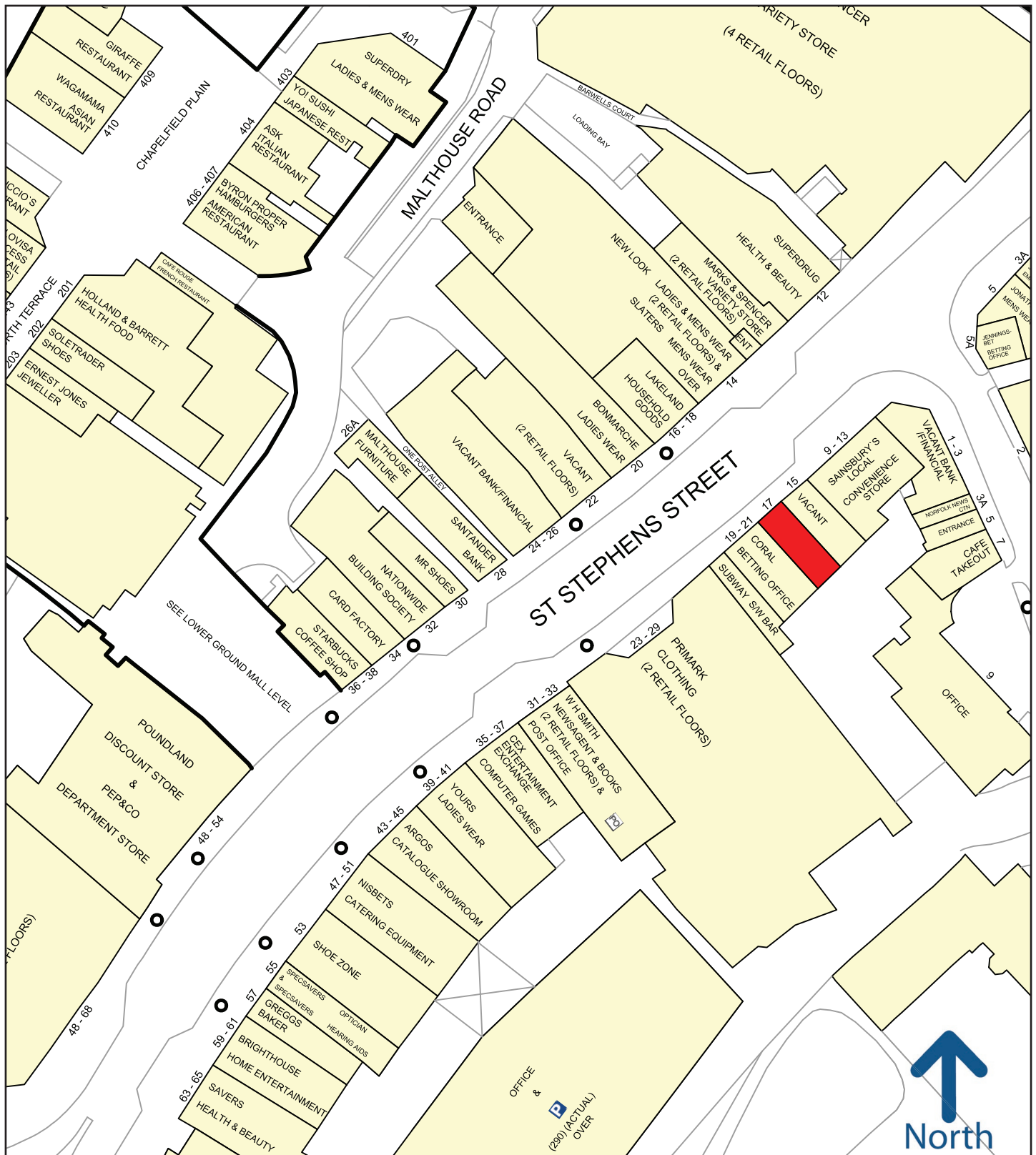
**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

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