



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.

Description

The property is principally arranged over first floor with a dedicated ground floor entrance off St Stephens Street. The first floor has the benefit of a dedicated lift and escalator access. Immediate adjacencies include **Poundland, WH Smith, CEX** etc.

There are 2 student accommodation blocks above totalling some 600 beds, whilst St Stephens Street is Norwich's principal bust thoroughfare and the city's bus and coach station is immediately behind.

Accommodation

The property has the benefit of escalators and a lift accessing the first floor, and is arranged over two floors as follows:

Ground Floor	2,831 sq ft	(263.0 sq m)
First Floor	18,665 sq ft	(1,734.0 sq m)

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.

Rent

£60,000 per annum exclusive.

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

Service Charge

There is an annual service charge. Further details are available on request.

Rates

The property has recently been subdivided and has yet to be assessed for rating purposes. Further details are available on request.

Plant & Equipment

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

Energy Performance Certificate

To be assessed.

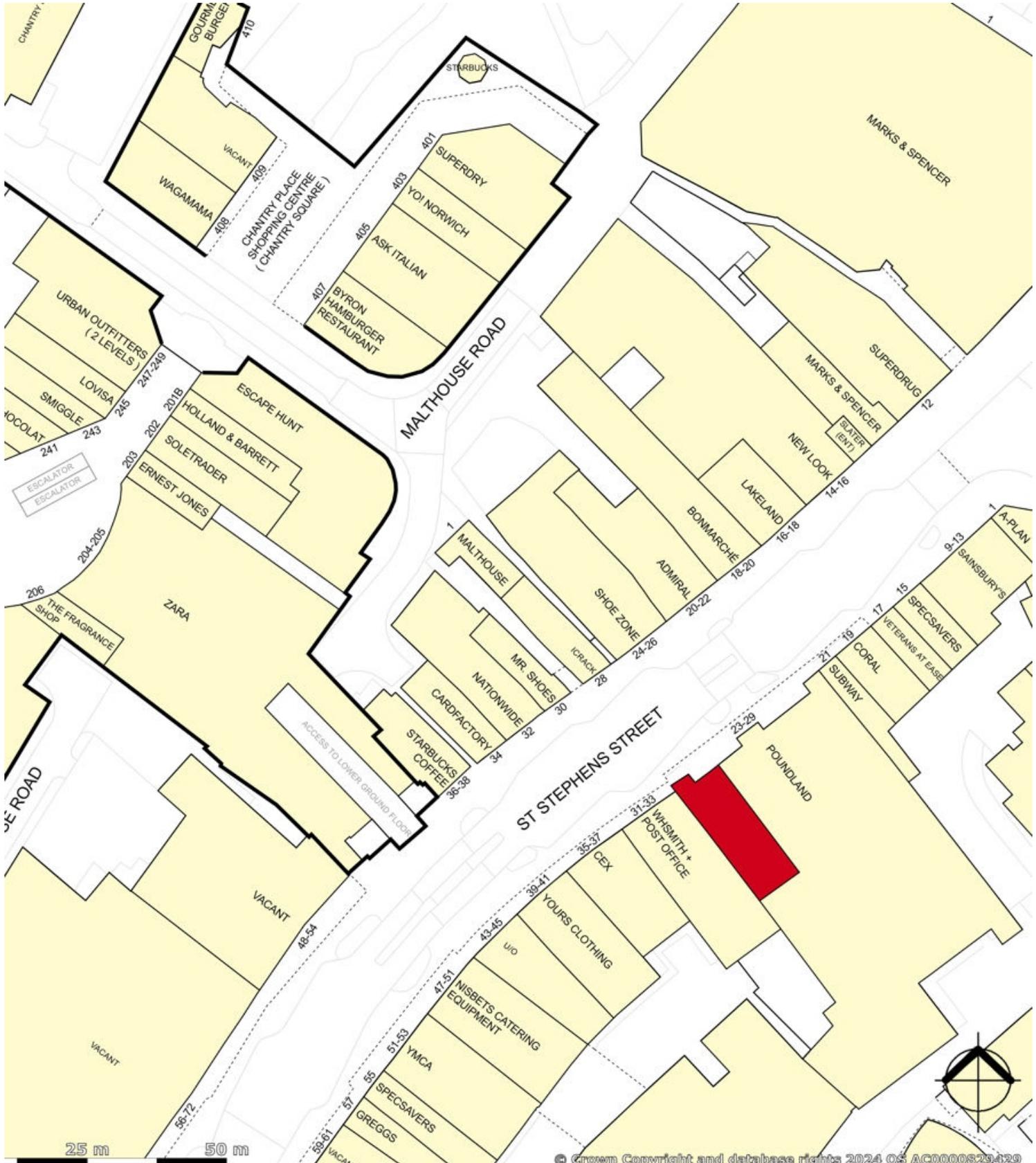
Legal Costs

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

Viewings & Further Information

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