



ROCHE

Retail

86 St. Benedicts Street, Norwich, NR2 4AB

Retail To Let | £12,500 per annum | 747 sq ft

Retail - High Street Unit - To Let, Norwich

Location

Norwich has a population of approximately 148,000 persons and a regional catchment area of one million residents. In addition, approximately five million tourists visit Norwich annually.

St Benedict's Street is within the historic Norwich Lanes shopping area, which is known for its unique array of specialist retailers and restaurants, whilst being adjacent to Norwich's prime retail core. The subject property is situated towards the western end of the street in close proximity to Benedict's Gate and Cathedral Retail Park.

Nearby occupiers include TK Maxx, AC Leigh, Pacific Accountants and a number of independent retailers.

Description

The property comprises a ground-floor lock-up shop with a glazed frontage. The premises benefit from security roller shutters, basement storage, a Tea Point, and WC facilities.

Accommodation

Name	sq ft	sq m
Ground	611	56.76
Basement	136	12.63
Total	747	69.39

Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed.

Planning and Uses

We understand the current use falls within use class E and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Summary

- Rent: £12,500 per annum
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £11,750. This is not the annual rates payable.
- Legal fees: Each party to bear their own costs
- EPC: C (71)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Ben Common
01603 756340 | 07917 762230
benc@rochecs.co.uk

Edward Cheal
01603 756343 | 07345 502626
edwardc@rochecs.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

