



FRANCIS
DARRAH
Chartered Surveyors

CITY CENTRE PRIME SHOP TO LET

14 HAYMARKET NORWICH, NR2 1QJ

LOCATION

The property occupies a prime location in the centre of Norwich adjacent to **Topshop** and **Thomas Cook** and opposite **Pret a Manger**. Other multiple retailers in the immediate vicinity include, **Marks & Spencer**, **Debenhams**, **Next**, **Primark**, and **Carphone Warehouse**

ACCOMMODATION

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

Shop Depth:	5.03 m	16'6"
Internal Width:	5.69 m	18'8"
Ground Floor:		
Sales	26.66 sq.m.	287 sq.ft.
First Floor:		
Staff/Stock	27.96 sq.m.	301 sq.ft.
Second Floor:		
Ancillary	39.02 sq.m.	420 sq.ft.

TERMS

The property is available by way of new full repairing and insuring lease for a length of term to be agreed at a commencing rental of £42,500 pax (plus VAT if applicable), subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £38,750 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

PLANNING

The property is Grade II Listed.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further details are available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:-

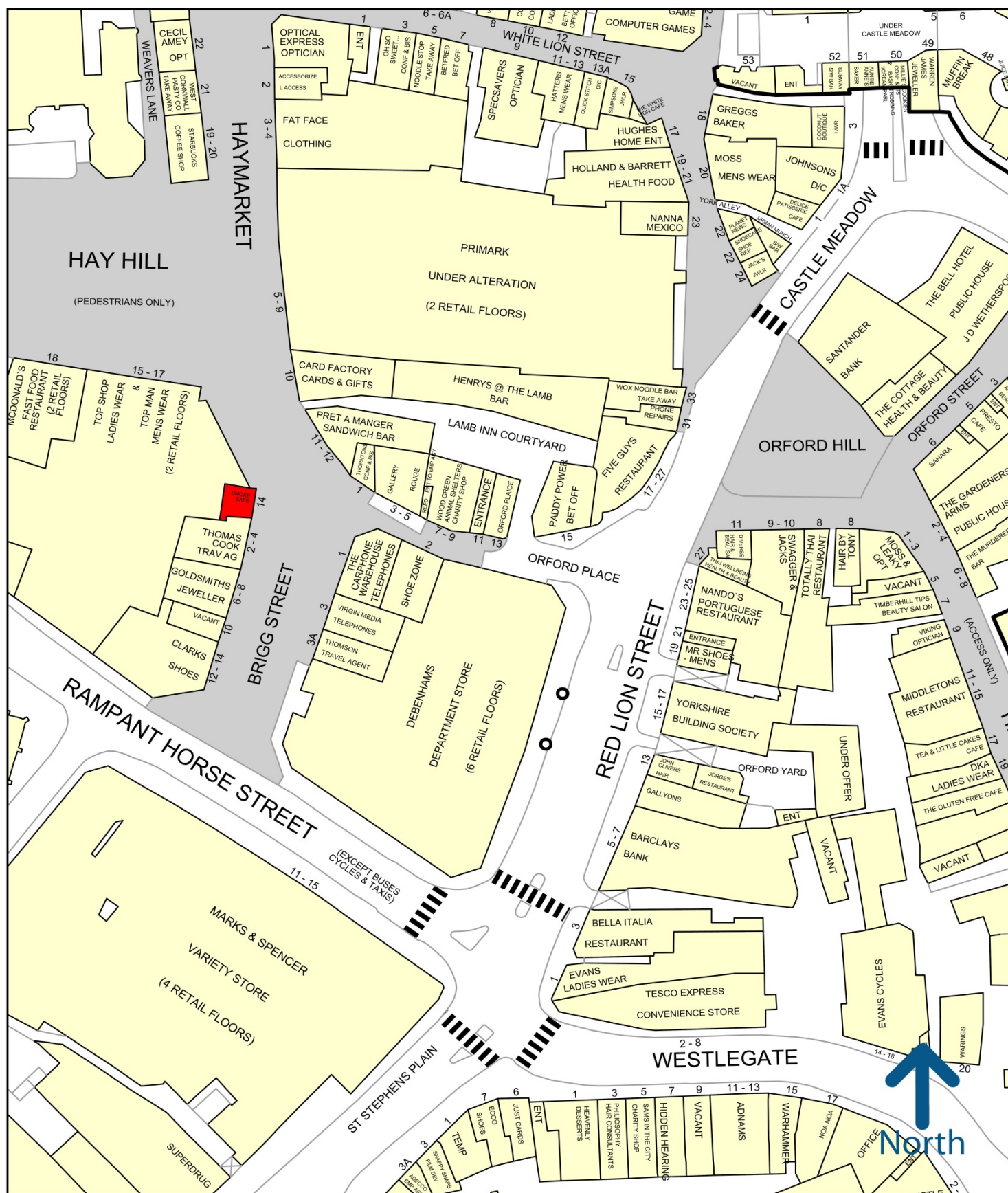
Francis Darrah Chartered Surveyors
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SUBJECT TO CONTRACT

October 2018

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RETAIL



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