

Retail premises TO LET

22 Lower Goat Lane
Norwich NR2 1EL
78.48 sq. m (855 sq. ft.)



LOCATION

The subject property is located fronting Lower Goat Lane a busy pedestrianised street in the city Centre, being part of the “Norwich Lanes” a retailing area which are a series of alleyways, courtyards and open spaces leading from St Giles & St Benedicts streets to London Street. The Lanes are home to well over 300 independent retailers, cafés, restaurants, pubs and bars, shops nearby include Beaujangles, Neal’s Yard Remedies, HB Gallery, Biddy’s Tea Room, The Salvation Army, Madermarket Antiques and Mambo Jambo restaurant

The Norwich Lanes is different from other areas of Norwich and towns & cities, being more individual, independent and quirky retailers and businesses in an area of cobbled streets, narrow alleys and period buildings.

ACCOMMODATION

The property is very much in keeping with the idea of The Norwich Lanes” ideal for quirky retails such as the current tenant The Gift Emporium.

The subject premises is a three-storey period property retail unit comprising the following approximate areas:-

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Retail area	33.45	360
	Kitchen	-	-
Rear Yard	WC	-	-
First Floor	Retail area	30.90	332
Second Floor	Storage	14.13	152
	Total:	78.48	855

TENURE

The property is being offered by way of a new; full repairing and insuring lease for a term of **12 years** at a commencing rental of **£16,950 pax** subject to three yearly upward only rent reviews.

RATEABLE VALUE

The property has been entered onto the Valuation Office Agency website as followings:

Description: Shop and Premises

Rateable Value: **£10,250**

Rates Payable 2018/19: **£4,920**

We are informed that those occupiers who qualify for small business rates relief will not be liable for business rates. 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.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Goodge Property Services

Contact: Tim Goodge Tel: 07855 885454 Email: tim@goodgepropertyservices.co.uk

SUBJECT TO CONTRACT

January 2019

Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Goodge Property Services have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

