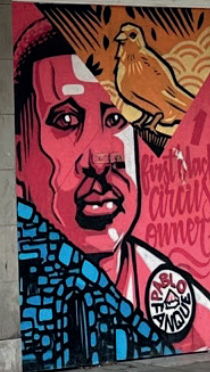




Spacious Retail
Unit Available
8,863 SQ.FT
823.4 SQ.M



TO LET

Retail Unit

8,863 sq.ft

(823.4 sq.m)

43/45 St Stephens Street, Norwich, NR1 3QR

- Prime location on St Stephens Street
- Directly opposite Chantry Place Shopping Centre
- Close proximity to Iceland, Poundland and WH Smith

EVOLVE.
part of MCore

**0207
228 6508**

evolvestates.com

43/45 St Stephens Street, Norwich, NR1 3QR

Areas (approx. NIA)	Sq.ft	Sq.m
Ground floor	2,646	245.8
Second floor	6,217	577.6
TOTAL	8,863	823.4

Description

The property is arranged over ground and first floor levels with a total net internal floor area of 8,863 sq ft. The unit is directly opposite Chantry Place Shopping Centre, whilst in close proximity to Iceland, Poundland and WH Smith etc.

Rent

£80,000 per annum exclusive.

Rates

Rateable Value £79,500. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

Mains electricity, water and drainage are connected to the property.

Service Charge & Insurance

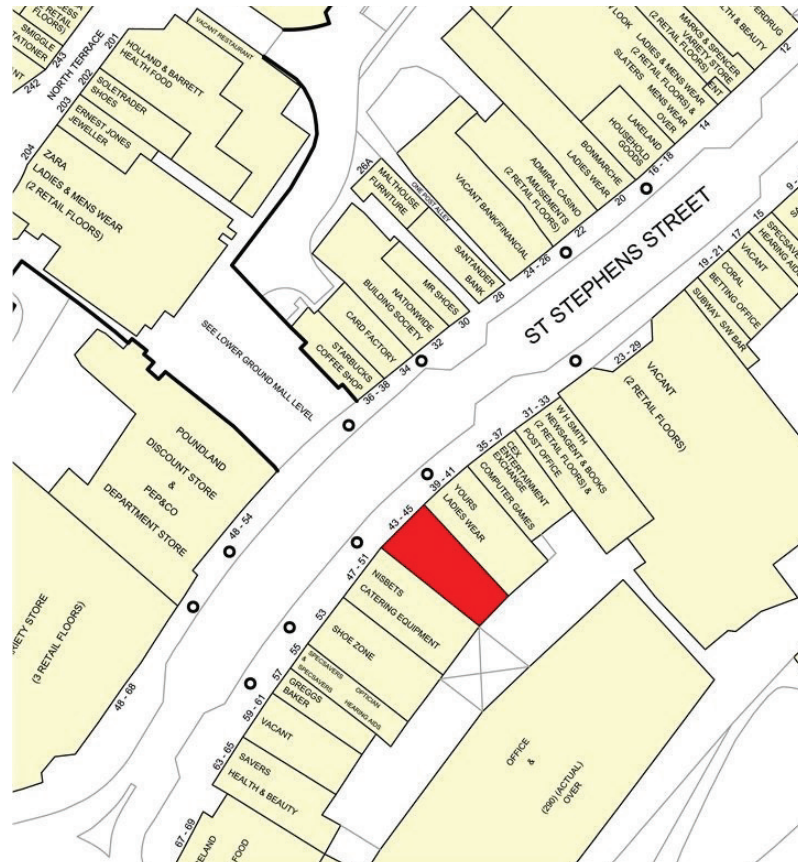
This unit participates in a service charge per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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.

Viewing

Strictly via prior appointment with the appointed agent:

ROCHE

01603 619876

rochesurveyors.co.uk

Retail

Adrian Fennell 01603 756334
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Cited

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