

7 St Stephens Street, Norwich, NR1 3QJ

Retail Shop to Let



Ground Floor 501.8 sq. ft (46.6 sqm)

First Floor 536.2 sq. ft (49.8 sqm)

First Floor Office 86.8 sq. ft (8.1 sqm)

Total 1124.8 sq.ft(104.5 sqm)

Summary

Location

The premises are located on St Stephens Street, one of Norwich's principal thoroughfares in the city centre. The area benefits from high pedestrian footfall, supported by numerous nearby bus stops. The Shop is located opposite Marks and Spencer's and adjacent to Westlegate leading towards John Lewis. The property is situated just a 2-minute walk from Chantry Place Shopping Centre

Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord & Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£23,500 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

VAT

The property is elected for VAT.

Business Rates

The Valuation Office Agency 2023 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2023 £19,750 Interested parties are advised to make their own enquiries of the City Council.

Legal Costs

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

EPC

The property currently has an energy rating D(79). Full details available on request.



Accommodation

The premises are arranged on ground floor, first floor and office with the following approximate areas:

Description	Sq ft
Ground Floor	501.8 sq. ft (46.6 sqm)
First Floor	536.2 sq. ft (49.8 sqm)
First Floor Office	86.8 sq. ft (8.1 sqm)
Total	1124.8 sq. ft (104.5 sqm)

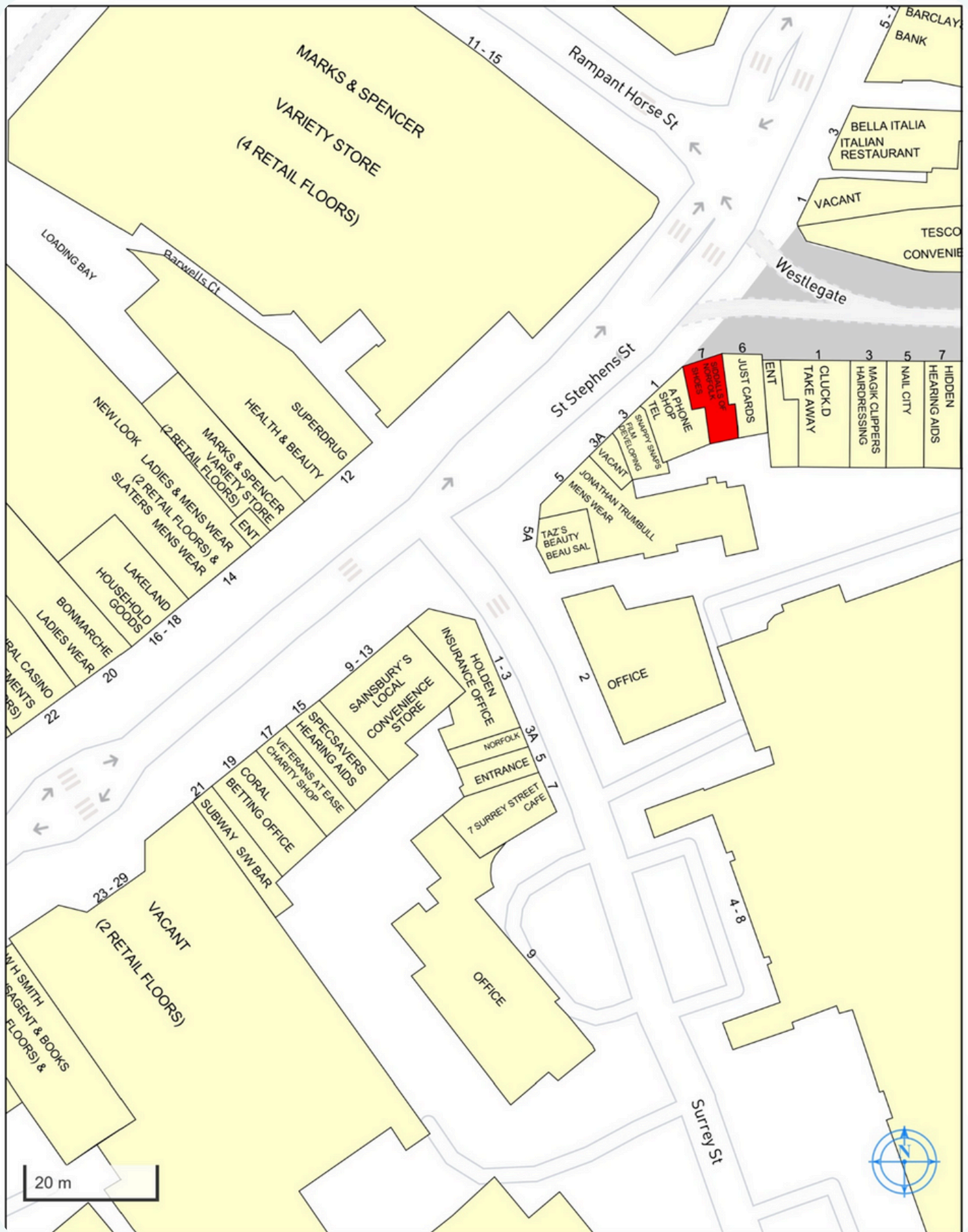
There are WC facilities on the first floor



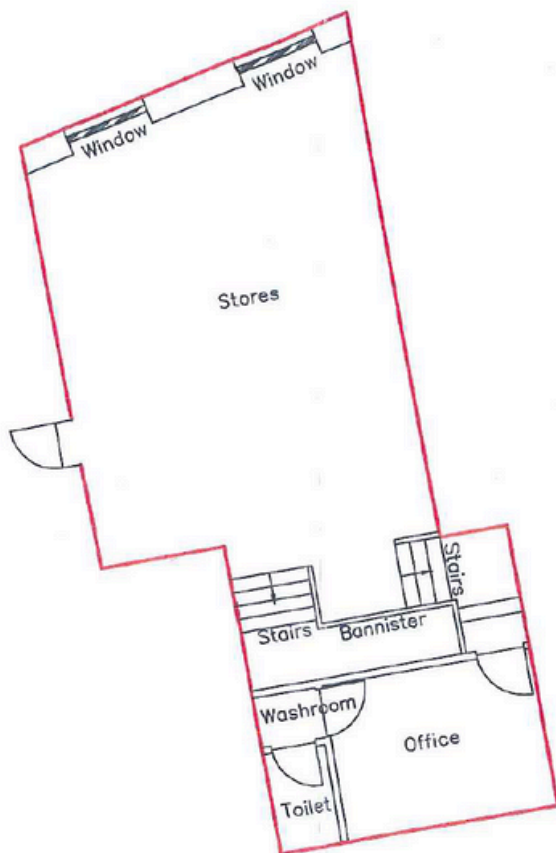




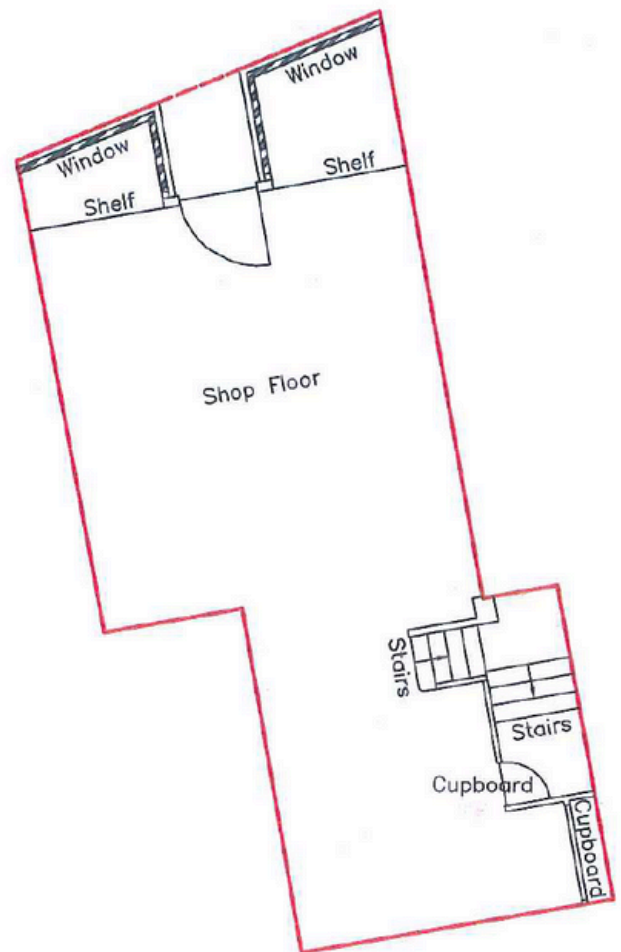
Location



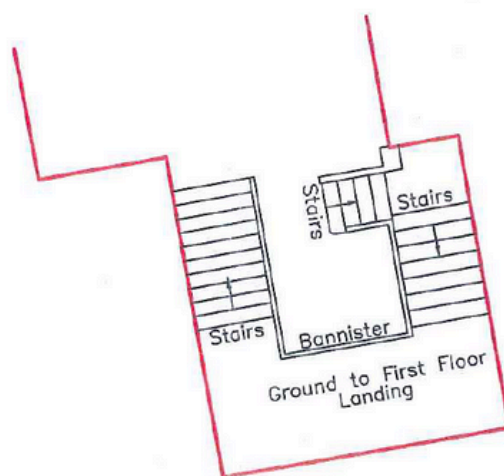
Floor Plan



First Floor



Ground Floor



Ground Floor – Landing

*Get in touch with
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