

## Shop To Let Due To Relocation

### NORWICH 47 St Stephens Street

\* AVAILABLE ON A SPLIT



#### LOCATION

The property occupies a prime position on St Stephens Street. Notable retailers in close proximity include Argos, Wilkinson, New Look and Marks & Spencer.

#### ACCOMMODATION

The premises are arranged over ground and first floors and comprise the following approximate net internal floor areas:-

Ground Floor Sales	383.1 sq m	4,124 sq ft
Ground Floor Ancillary	29.90 sq m	322 sq ft
First Floor Ancillary	373.85 sq m	4,024 sq ft

#### LEASE

The property is available by way of an assignment of the existing lease, expiring 23rd June 2016 at a passing rent of **£198,850 per annum exclusive**.

#### TERMS

Incentives are available to an ingoing tenant.

#### EPC

An EPC has been commissioned and will be available upon request.

#### RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£185,000
UBR (2014/15)	£0.482
Rates Payable	£89,170

Interested parties should make their own enquiries from the Local Authority to verify this information.

#### LEGAL COSTS

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

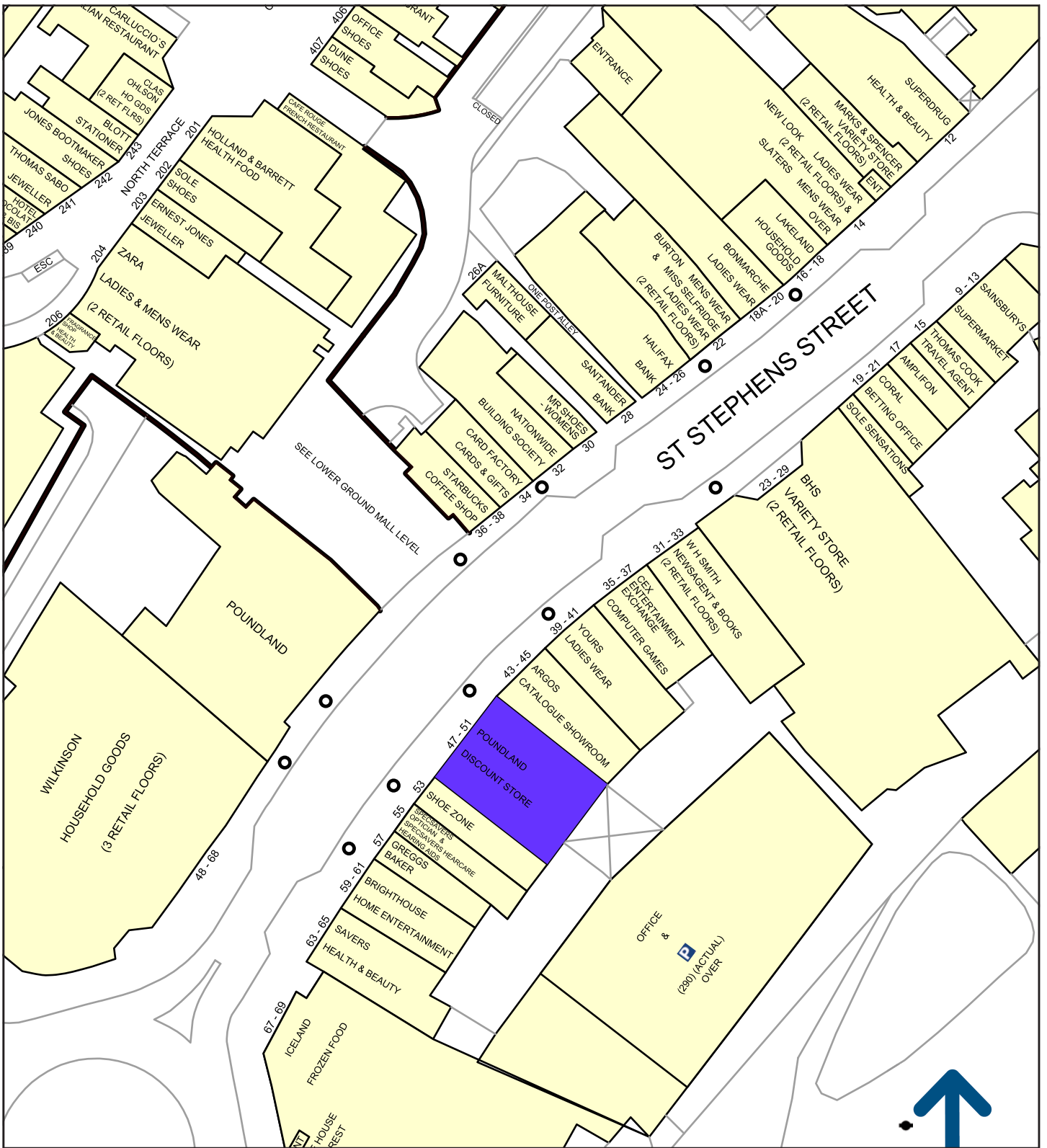
#### VIEWINGS

All viewings are strictly by prior appointment.  
For further information or arranging to inspect please contact:

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**Subject to contract**



# Prime Retail.

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