

## Shop To Let

## NORWICH 20-22 St Stephens Street

NOW WITH A3 PLANNING USE



### LOCATION

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

### ACCOMMODATION

The property is arranged over ground, first floor and basement comprising the following approximate net internal floor areas and dimensions:-

Gross Frontage	35 ft 7 in	10.87 m
Net Frontage	34 ft 0 in	10.37 m
Ground Floor Sales	2,086 sq ft	193.80 sq m
Ground Floor Ancillary	317 sq ft	29.45 sq m
First Floor Sales	1,902 sq ft	176.70 sq m
First Floor Ancillary	484 sq ft	44.97 sq m
Basement	475 sq ft	44.13 sq m

### LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### RENT

**£137,500 per annum exclusive** of rates, VAT and all other outgoings.

### RATES

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

Rateable Value	£166,000
UBR (2016/17)	£0.497
Rates Payable	£82,502

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

### LEGAL COSTS

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

### VIEWING

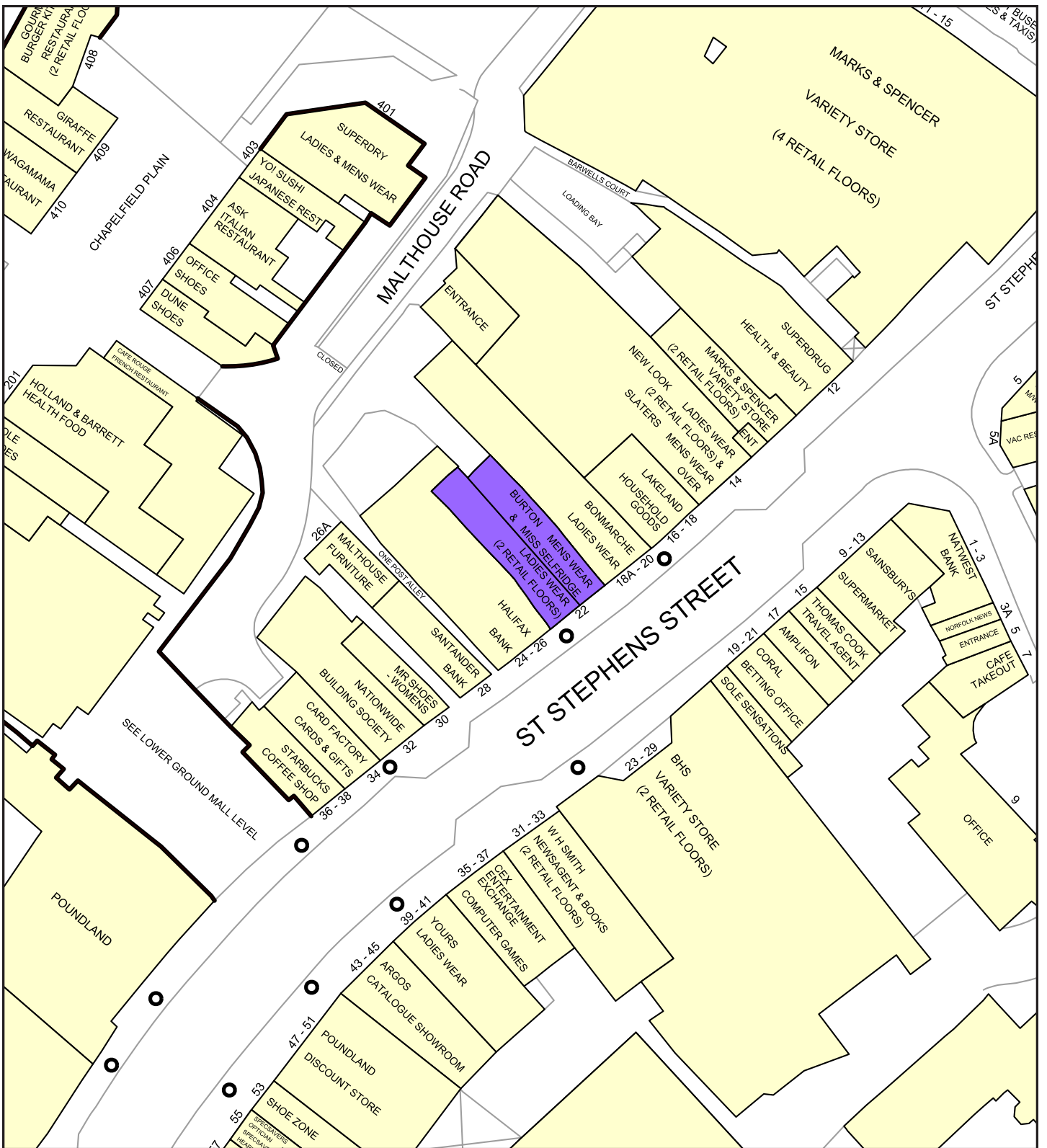
All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Richard Criss  
richard@primeretailproperty.com

020 7016 5340

or our joint agents Roche Surveyors:  
Adrian Fennell  
01603 756334  
adrian.fennell@rochesurveyors.co.uk

**Subject to contract**



# Prime Retail.

Property Consultants

2 Conduit Street  
 London W1S 2XB

020 7016 5340  
[primeretailproperty.com](http://primeretailproperty.com)