

PRIME SHOP TO LET WITH A3 CONSENT

31 Gentlemans Walk, Norwich

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Prominent corner position**
- **High footfall location**

LOCATION

The subject property is situated in an excellent location at the corner of Gentlemans Walk and Market Place.

Multiple retailers in the immediate vicinity include, **The White Company, Jack Wills, Natwest, Hotter, WHSmith, Starbucks** and **Next**.

RATES

Rateable Value (17/18) £95,500

Interested parties should verify these figures with the Local County Council.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£112,500 per annum exclusive of rates, service charge and VAT (if applicable).

ACCOMMODATION

The ground floor and basement are to be reconfigured to provide the following approximate net internal floor areas:-

Ground Floor Sales:	85.1 sq m	917 sq ft
Basement Sales/Anc:	68.6 sq m	739 sq ft
First Floor Sales/Anc:	29.1 sq m	322 sq ft
Second Floor Anc:	53.9 sq m	580 sq ft
Third Floor Anc:	80.5 sq m	867 sq ft

COSTS

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



INSPECTIONS

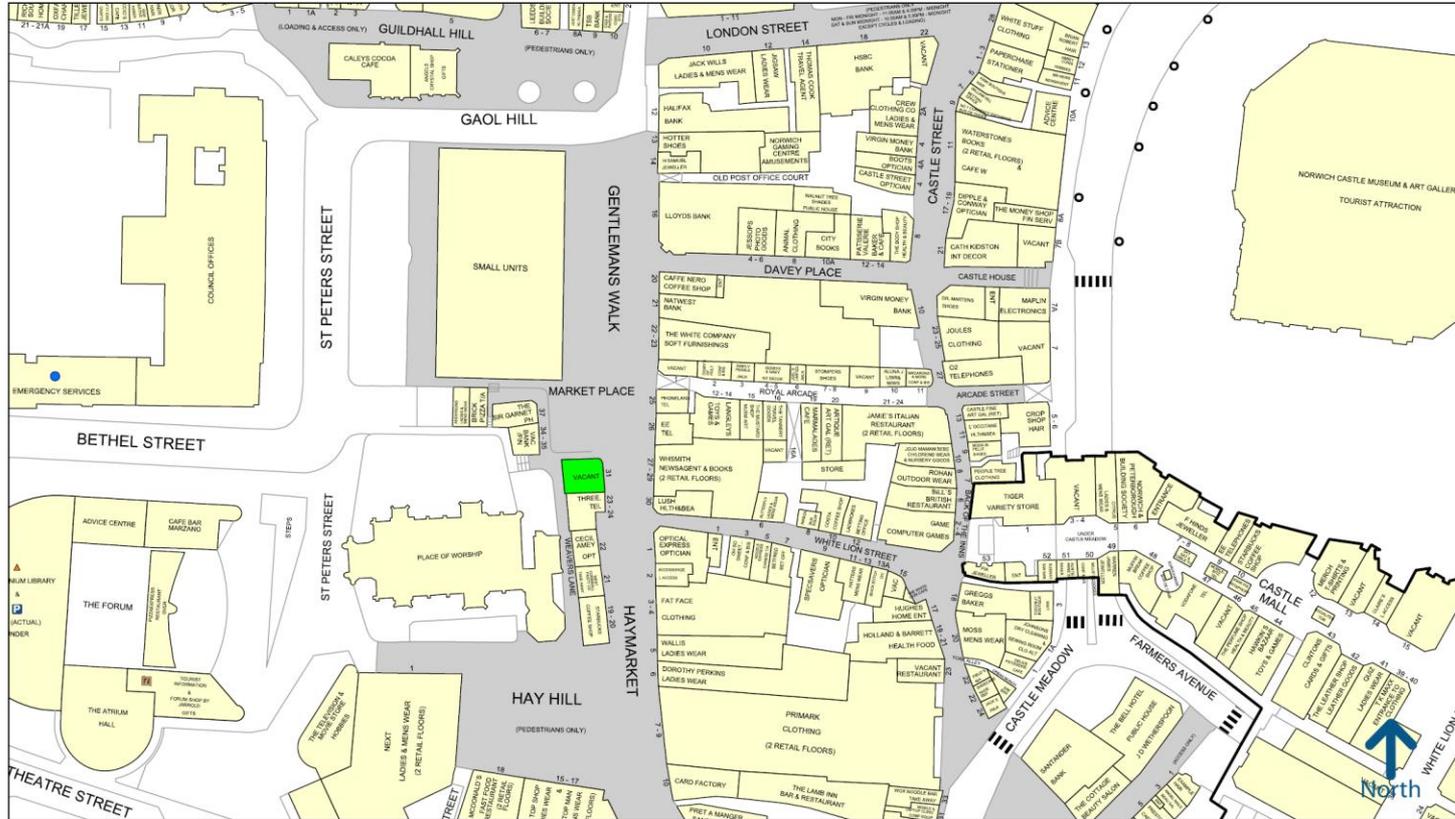
Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
Nick@fawcettmead.co.uk

SUBJECT TO CONTRACT



Norwich



Experian Goad Plan Created: 24/01/2017
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