

Bright House

Spacious Retail Unit Available

4,711 SQ.FT 437.8 SQ.M



TO LET

Retail Unit

4,711 sq.ft

(437.8 sq.m)

59/61 St Stephens Street, Norwich, NR1 3QR

- Prime location on St Stephens Street
- With first floor ancillary storage
- Adjacent to Savers and Greggs
- Nearby retailers include Chapelfield Shopping Centre

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**0207
228 6508**

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59/61 St Stephens Street, Norwich, NR1 3QR

Areas (approx. NIA)	Sq.ft	Sq.m
Ground floor sales	2,411	224.1
First floor ancillary	2,300	213.7
TOTAL	4,711	437.8

Description

The premises occupy a prime location on St Stephens Street that is one of Norwich's principal retail and bus thoroughfares. The unit is adjacent to Savers and Greggs whilst in close proximity to Iceland, Poundland and Chapelfield Shopping Centre.

Rent

£60,000 per annum exclusive.

Rates

Rateable Value £68,000. 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

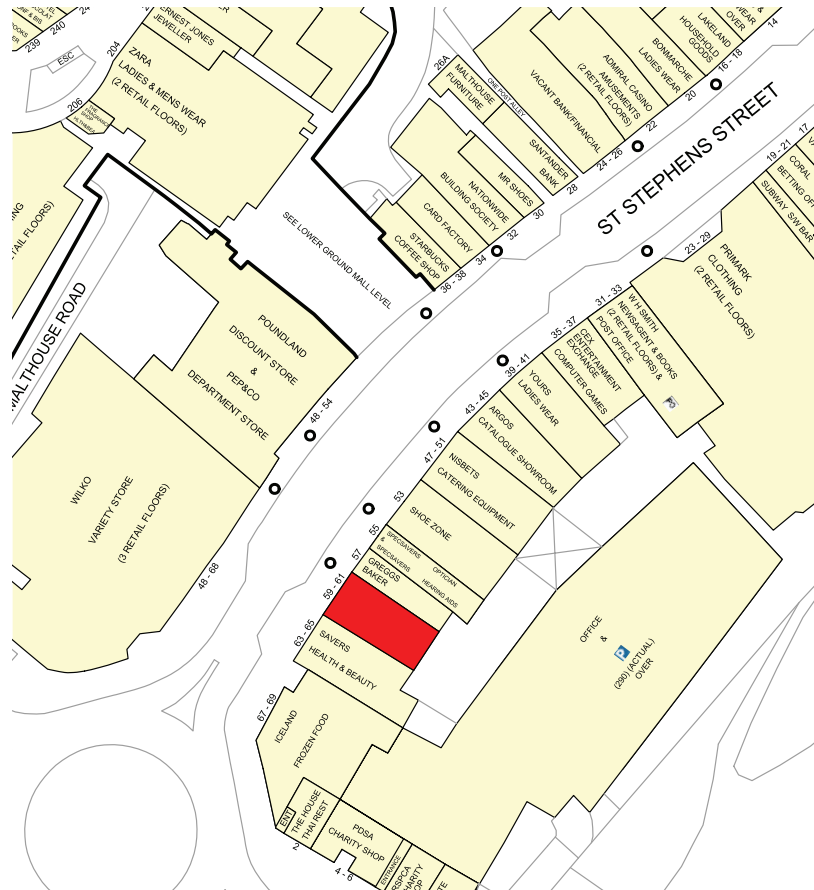
This unit participates in a service charge per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

C-61. 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

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Retail

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