

PRIME SHOP TO LET 6 LOWER GOAT LANE NORWICH

(Strictly confidential as staff unaware)

Location:

Lower Goat Lane is a pedestrianised street close to the junction with Gentlemens Walk, Guildhall Hill and London Street. It is in the heart of the independent quarter known as 'Norwich Lanes'. Norwich lanes is Norwich's "point of difference" and complements the typical high street brands elsewhere in the city centre. Jarrolds Department Store is located nearby and is widely regarded as the flagship independent store in Norwich.



Description:

The three storey property has the following approximate areas:

Ground Floor Sales	565 sq ft
First Floor Ancillary	394 sq ft
Second Floor Ancillary	317 sq ft

Terms:

Our clients are seeking a new FRI lease for a term to be agreed at a rental of £16,000 p.a.x. VAT is not applicable.

Rateable Value:

We have been verbally advised as follows:

Rateable Value £16,000 (1/4/26)

We recommend interested parties make their own enquiries with Norwich City Council 0344 980 3333.

Legal Costs:

Each party is responsible for their own costs incurred.

01603 622334

Viewing:

Strictly through the agents:

Kevin Taylor

Kevin Taylor and Associates

Tel: 07870 948444

Email: kevintaylorassociates@outlook.com

SUBJECT TO CONTRACT

Energy Performance Certificate:

6 Lower Goat Lane

NORWICH

NR2 1EL

Energy performance certificate (EPC)

6 Lower Goat Lane NORWICH NR2 1EL	Energy rating C	Valid until: 20 July 2036 Certificate number: 9706-2846-7955-6552-6357
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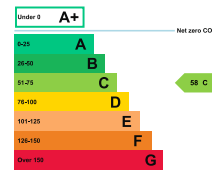
Property type	Retail/Financial and Professional Services
Total floor area	148 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

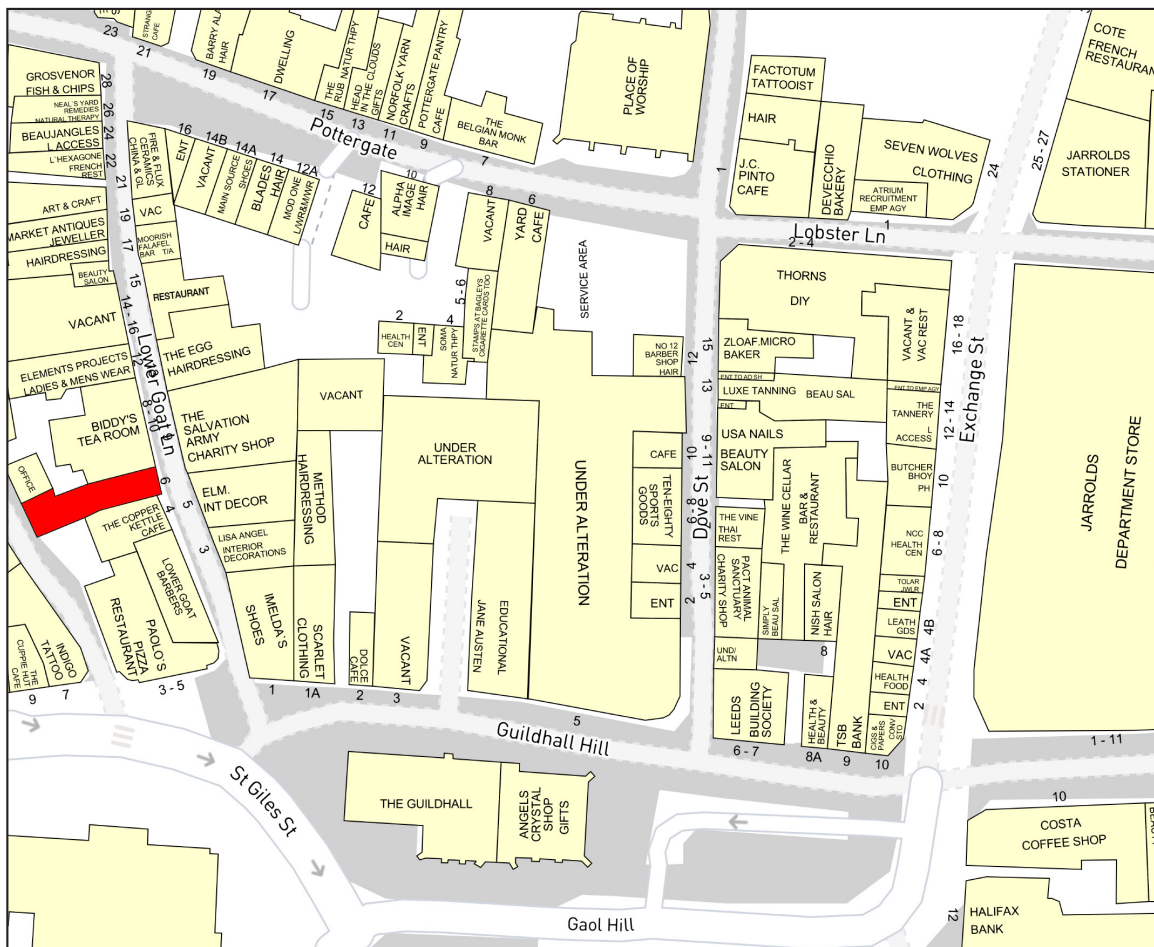
This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

A full certificate is available upon request



IMPORTANT

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify these particulars on your visit to the property and by making full enquiries. These particulars do not obviate the need for a full survey. Accordingly, no liability is accepted by us or our clients as a result of any error or omission in the particulars or any other information given.