



TO LET

5 GUILDHALL HILL
NORWICH | NR2 1JH

PRIME RETAIL

at Ground & Basement Level

17,455.1 sq ft (1,621.62 sq m)

SUBJECT TO VACANT POSSESSION

Prime⁺
Retail

Colliers

WARD HILL WALKER

LOCATION

The property is located within Norwich City Centre opposite the Norwich Market and the Guildhall.

Multiple occupiers located nearby include Halifax, Costa, Lloyds Bank, The White Company and Caffè Nero.

The property is a short walk from the upmarket Jarrold department store which offers both retail concessions and restaurant/café facilities together with delicatessen.

The upper parts of the scheme are being developed to create a brand new 91 bedroom Travelodge.

ACCOMMODATION

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

GROUND FLOOR	9,839.2 SQ FT
BASEMENT	7,615.9 SQ FT
TOTAL	17,455.1 SQ FT

RATES

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

Rateable Value	£302,500
UBR (2021/2022)	0.512
Rates Payable	£154,880

Interested parties are advised to make their own enquiries with the Local Authorities.

LEGAL COSTS

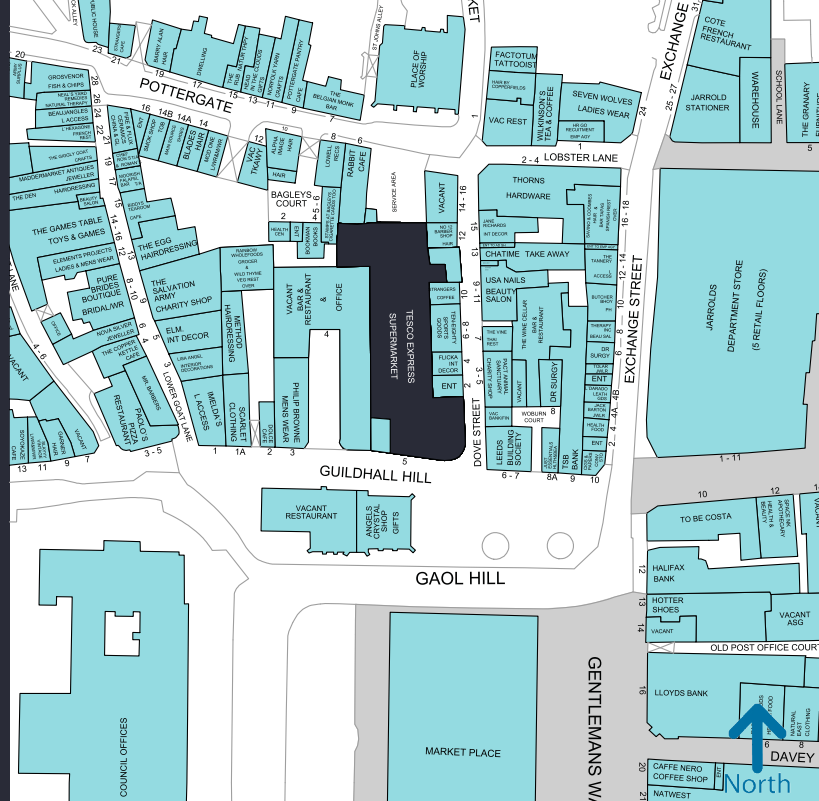
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and a copy can be provided upon request.

RENT

£325,000 per annum exclusive.



VIEWING

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

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