

TWO-STOREY CITY CENTRE SHOP/RESTAURANT

23 WHITE LION STREET, NORWICH, NR2 1PX

- Busy trading location
- Modern interior
- Suitable for a variety of uses (s.t.p)

TO LET £44,000 PAX | 118.7 sq m (1,278 sq ft)

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LOCATION

The property is a two-storey shop/ restaurant located on White Lion Street in Norwich City Centre. White Lion Street is a busy thoroughfare between Castle Quarter Shopping Centre and Chancery Gate Shopping Centre on the periphery of Norwich's prime retail pitches.

National retailers such as Primark, Holland & Barrett, Greggs and Bill's Restaurant are in the immediate vicinity.

DESCRIPTION

The property is arranged over ground and first floor.

The ground floor provides a relatively open-plan sales area, with the first floor divided into two separate rooms. There are WC facilities on both floors.

The property benefits from modern interior decoration and would suit a variety of uses including retail, restaurant, takeaway and leisure.

ACCOMMODATION

Measured on a net internal basis, the property has the following floor areas:

External frontage	6.16m	(20'2")
Internal width (front)	6.13m	(20'1")
Shop depth	11.15m	(36'5")
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Description	Sq ft	Sq m
Ground floor	652	60.6
First floor	626	58.1
Total NIA	1,278	118.7

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

TOWN AND COUNTRY PLANNING

The property has previously operated within Class E and would be suitable for a wide variety of retail, leisure, office and recreational uses.

BUSINESS RATES

Business rates will be the responsibility of the tenant. The property has the following assessment:

Rateable value from 1st April 2026: £34,250

Rates payable (for retail, leisure and hospitality): £13,083.50

IMPORTANT NOTICES

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LEASE & RENTAL TERMS

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rent of £44,000 per annum exclusive.

EPC

The property has an EPC rating of D(97).

VAT

It is understood that VAT is applicable and will be charged in addition to the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Brown&Co

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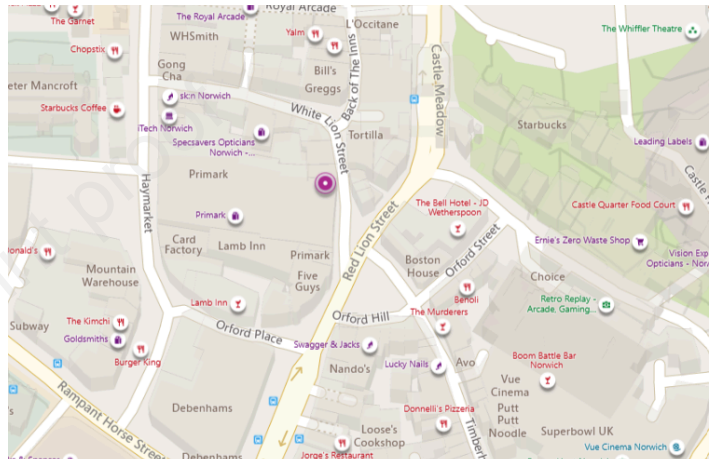
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