

NORWICH – 26 GENTLEMANS WALK

PRIME CITY CENTRE SHOP TO LET FOLLOWING REFURBISHMENT AND RECONFIGURATION



LOCATION

The premises are situated in a busy location on the pedestrianised Gentleman's Walk at the entrance to the Royal Arcade and adjacent to **WHSmith** with other nearby occupiers including **The White Company, Caffe Nero, Fat Face, NatWest, Primark, Specsavers** and **Holland & Barrett**.

THE PROPERTY

The property is to be reconfigured and refurbished to provide accommodation on basement and ground floor levels offering the following approximate floor areas:

Ground Floor GIA	-	41.6 m ²	448 ft ²
Basement GIA	-	51.0 m ²	549 ft ²

NB – Detailed "As Proposed" Plans to be provided in due course.

EPC

An EPC is available upon request.

COSTS

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

LEASE

The premises are available on a new lease with quoting terms available on application.

RATES

The premises are to be re-assessed following the proposed sub-division works.

Interested parties are recommended to make their own enquiries with the Business Rates Department of Norwich City Council – Tel: 0344 980 3333

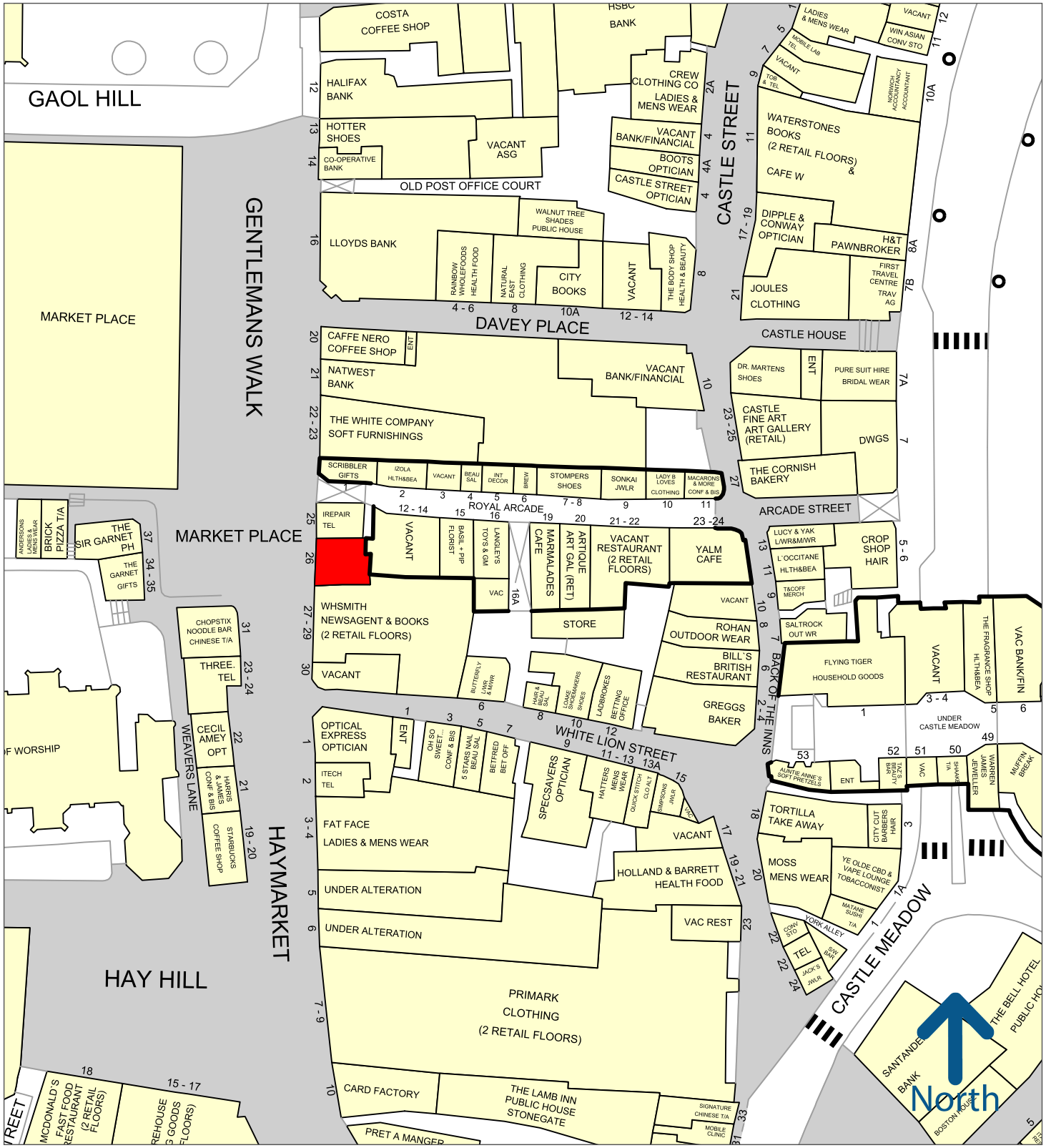
INSPECTION

Viewings can only be carried out with prior notice by contacting either:-

Mark Cherry markcherry@sprrg.co.uk or
Gabi Drury gabidrury@sprrg.co.uk

Tel: 020 7409 2100

Or our joint agent, Francis Darrah of Francis Darrah Chartered Surveyors
Tel: 01603 666 630



50 metres

Experian Goad Plan Created: 04/07/2024
Created By: Smith Price RRG



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