



TO LET
FIRST FLOOR 23-29
21,496 sq.ft
(1,997 sq.m)



FIRST FLOOR 23-29

St Stephen's Street,
Surrey St, Norwich,
Norfolk, NR1 3QR

Occupiers Include
GREGGS *savers* TGJones
Specsavers *CORAL* Iceland
Poundland *SUBWAY*

ST STEPHEN'S STREET

FIRST FLOOR 23-29

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.

DESCRIPTION

The property is principally arranged over first floor with a dedicated ground floor entrance off St Stephens Street. The first floor has the benefit of a dedicated lift and escalator access. Immediate adjacencies include Poundland, TGJones, CEX etc. There are 2 student accommodation blocks above totalling some 600 beds, whilst St Stephens Street is Norwich's principal busy thoroughfare and the city's bus and coach station is immediately behind.

UNIT SIZE

The property has the benefit of escalators and a lift accessing the first floor, and is arranged over two floors as follows:

Ground Floor: 2,831 sq.ft (263 sq.m).

First Floor: 18,665 sq.ft (1,734 sq.m)

Total Area: 21,496 sq.ft (1,997 sq.m)

RENT

POA

RATEABLE VALUE

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £36,476.42

Insurance: TBC.

EPC

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.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



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Retail Units On-Site



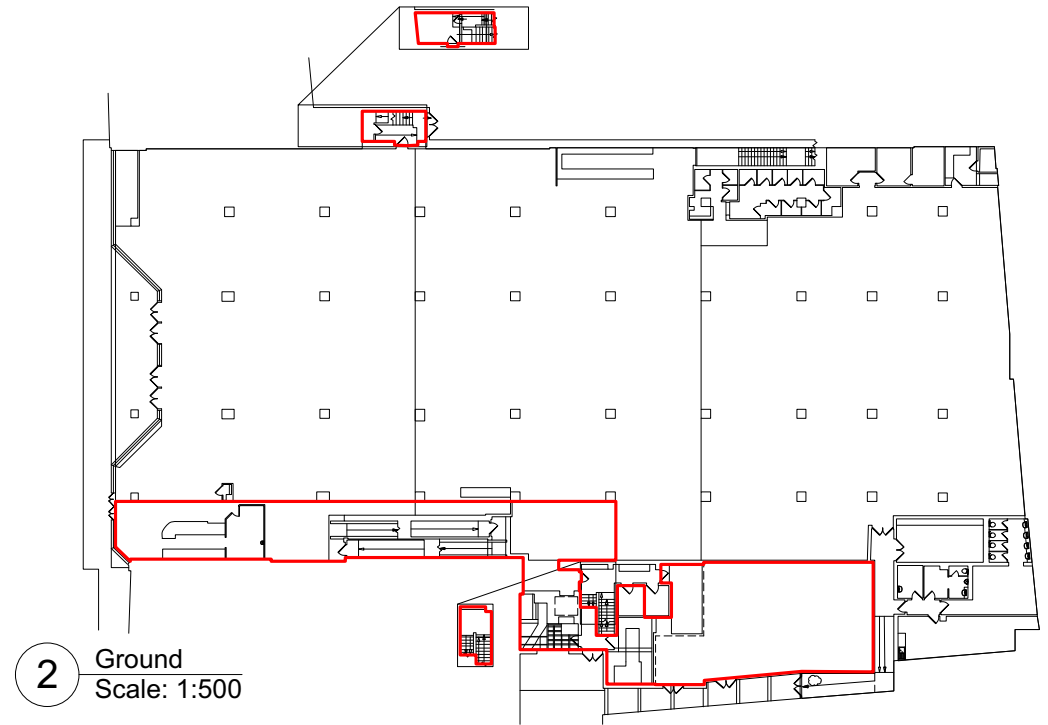
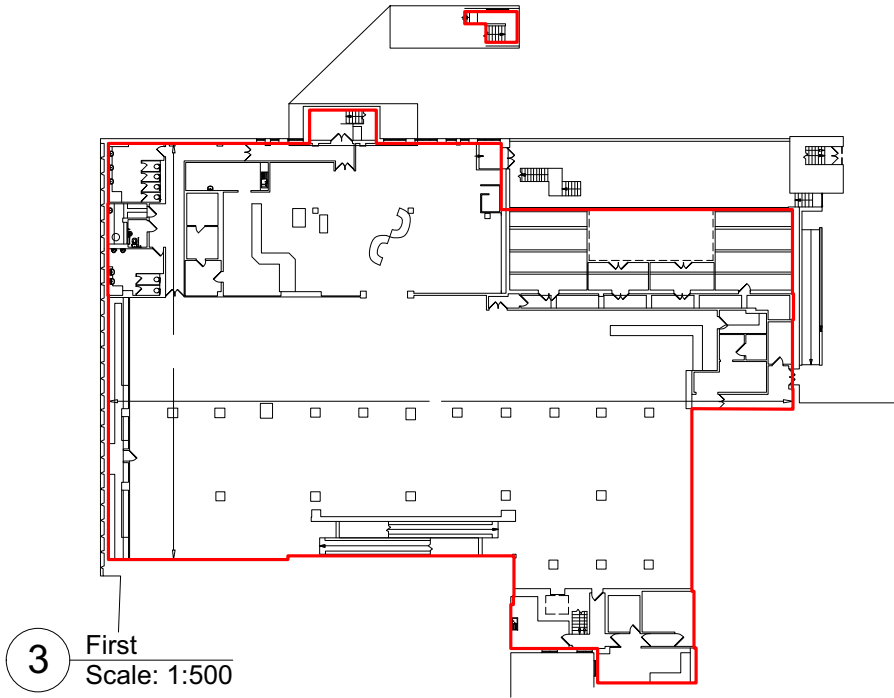
143,648 sq.ft

Total Area



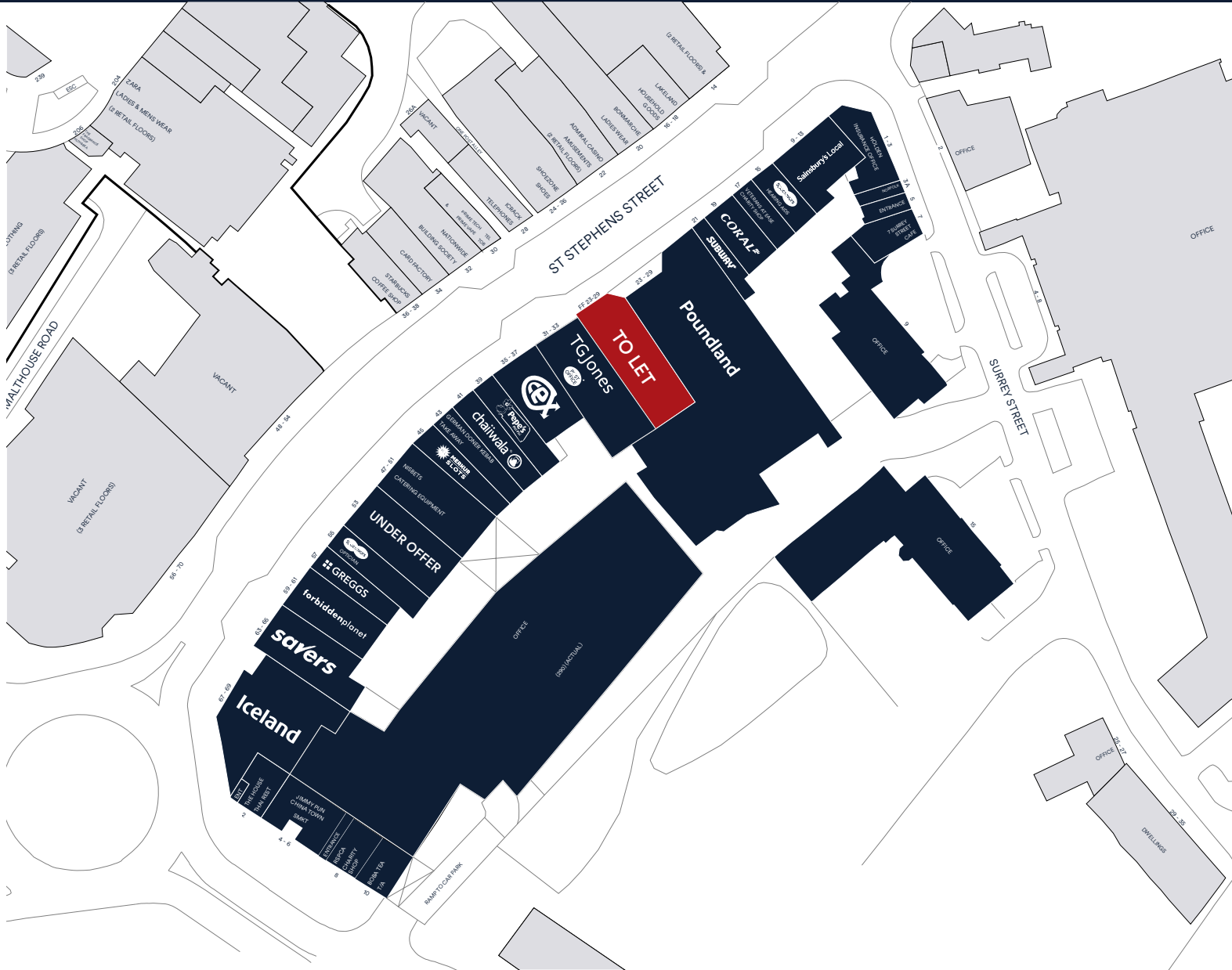
What Three Words

home.fields.slides



ST STEPHEN'S STREET

SITE PLAN



SHEET ANCHOR EVOLVE

part of M^{Core}

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Viewing
Strictly via prior appointment
with the appointed agents:

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