

# To Let

## Norwich 48 - 54 St Stephens Street

### Location

Norwich has a population of 170,000 and a regional catchment area of one million residents. In addition, approximately five million tourists visit Norwich annually.

The premises (formally Poundland) is situated within a prime position on St Stephens Street; one of Norwich's principal retail and bus thoroughfares, whilst also directly adjacent to Chantry Place Shopping Centre, in close proximity to Poundland, Iceland, WH Smith and Greggs.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

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

Ground Floor:	13,937 sq ft	1,295.3 sq m
Basement:	7,997 sq ft	743.2 sq m
First Floor:	4,918 sq ft	457 sq m
Total:	26,852 sq ft	2,494.6 sq m

### Rent

Quoting £145,000 per annum exclusive of service charge, insurance, business rates and VAT.

### Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



### Rates

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

Rateable Value:	£217,000
UBR (2024/25):	0.546
Rates Payable:	£118,482

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 Rating

The property is currently rated within band 'B'. A copy of the EPC is available upon request.

## Viewing

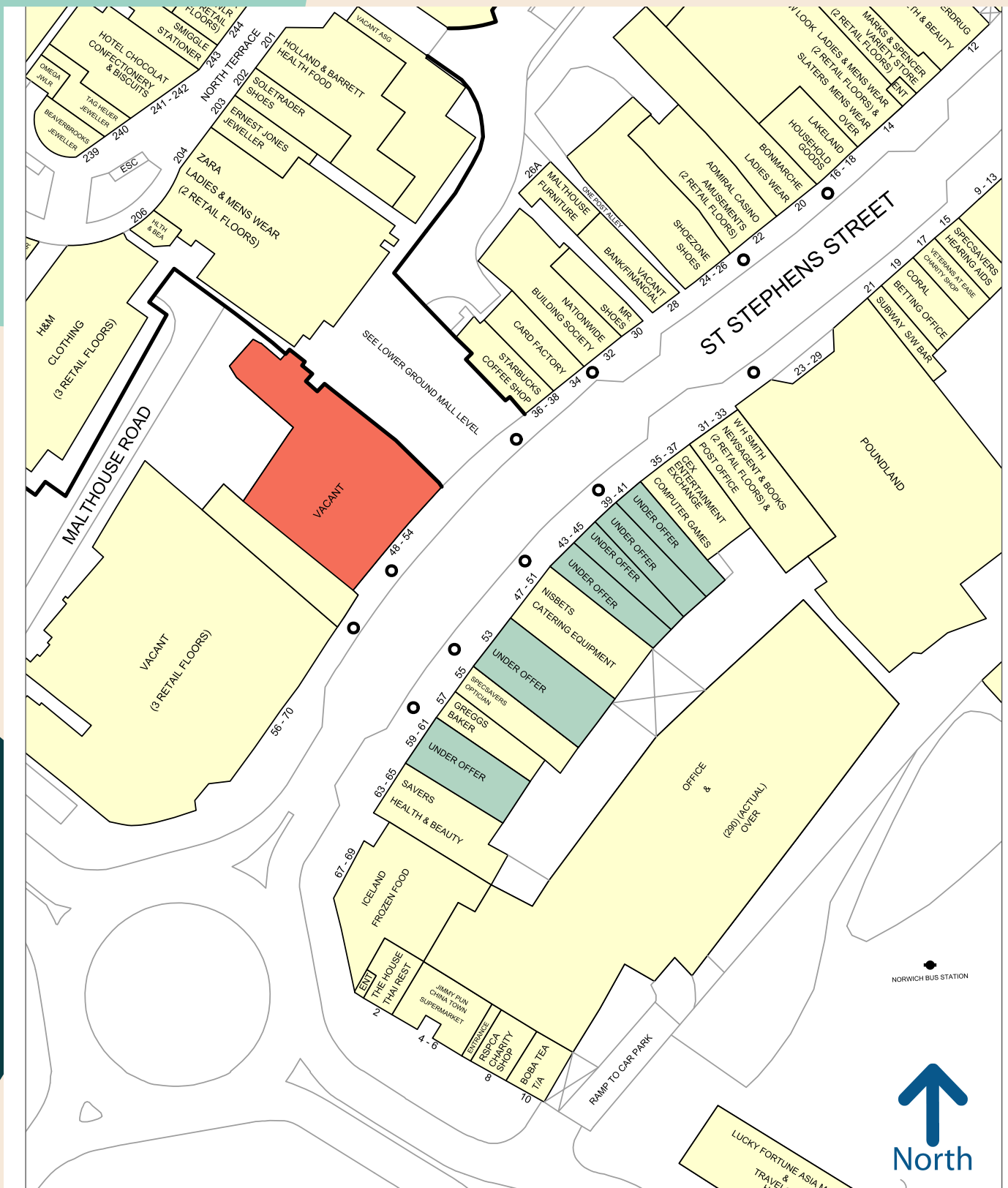
All viewings are strictly by prior appointment. Subject to contract.  
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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.