

# Retail/Leisure Unit

48-54 St Stephen's Street, Norwich

Ground floor: 1,347 m<sup>2</sup> (14,502 ft<sup>2</sup>)

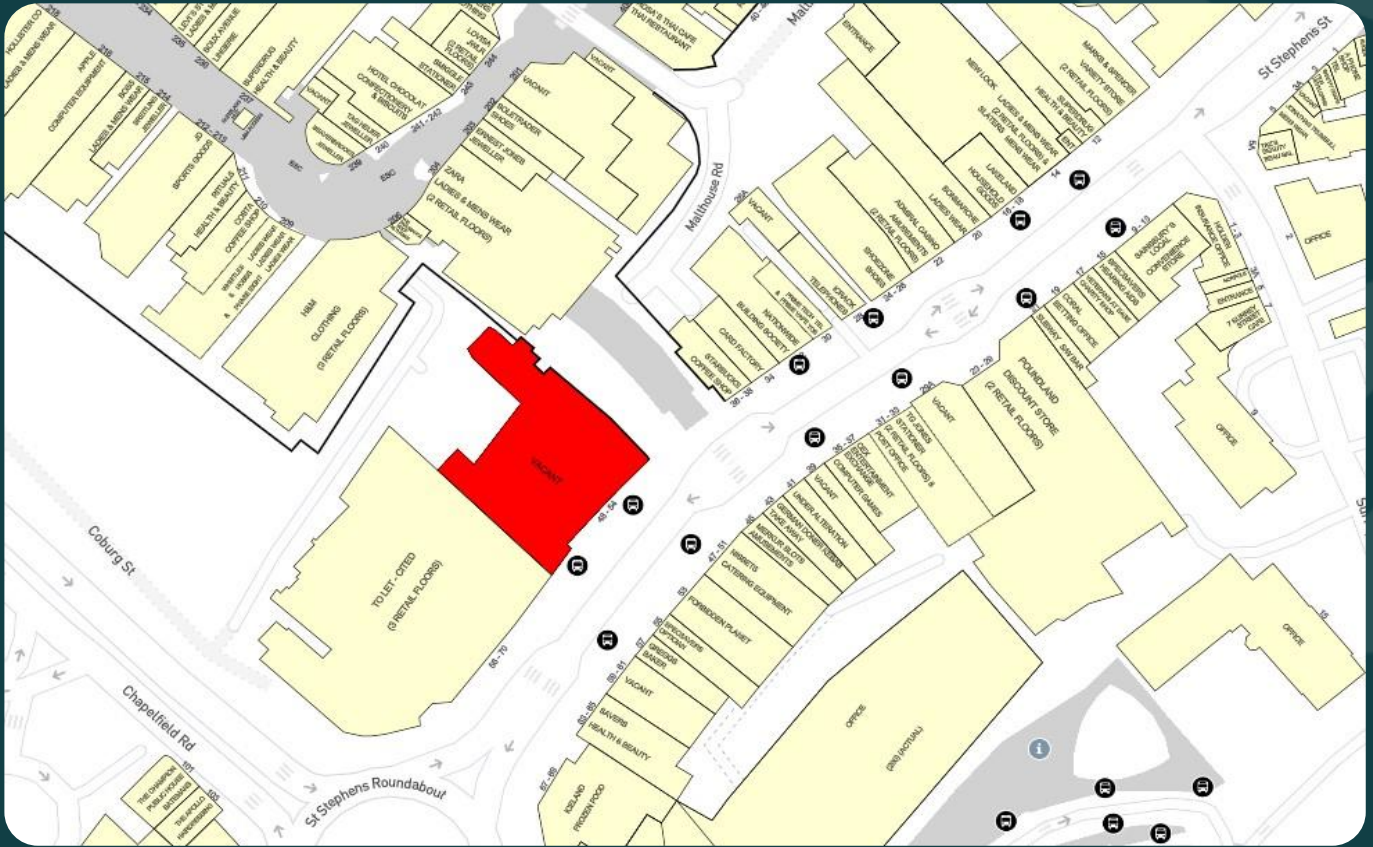


To Let



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# Location



Norwich has a resident population of approximately 145,000 people, with a wider primary catchment in excess of 300,000 and an extended catchment of over 800,000 across Norfolk and the surrounding regions. The city is a key retail and administrative centre for East Anglia, attracting regular footfall from affluent market towns and rural communities. There is significant student population, including over 17,000 students at the University of East Anglia, alongside a strong tourism economy.

St Stephens Street is one of the principal retailing thoroughfares in the heart of Norwich, forming a busy link between Chantry Place and the historic city centre. The street benefits from strong footfall throughout the day. Nearby occupiers include **Zara**, **Starbucks**, **Card Factory**, **Savers**, **Lakeland**, and **Specsavers**.



## Accommodation

Large, prominent town centre retail premises with open plan ground floor sales area together with storage. Rear loading is available from Malthouse Road. Additional space at basement level can be included if required.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	14,502	1,347
Basement Floor	7,997	743
TOTAL	22,499	2,090

## Rent

Quoting rent on application.

## VAT

VAT is applicable at the prevailing rate.



## Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Service Charge

Service charge is payable on an apportioned basis towards communal maintenance of the building, more details on request.

## Rates

The property will require reassessment on occupation following reconfiguration to provide ground (and potentially basement if required) accommodation.

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

## EPC Rating

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

## Anti-Money Laundering

In accordance with Anti-Money Laundering legislation, Cited Property are required to undertake checks on prospective tenants. This may include verification of identity, proof of and source of funds.

## Viewing

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

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