

Retail/Leisure Unit

Unit 1, 5 Guildhall Hill, Norwich, NR2 1JH

Proposed Ground floor: 328 m² (3,535 ft²)
(Up to 9, 279ft² available)



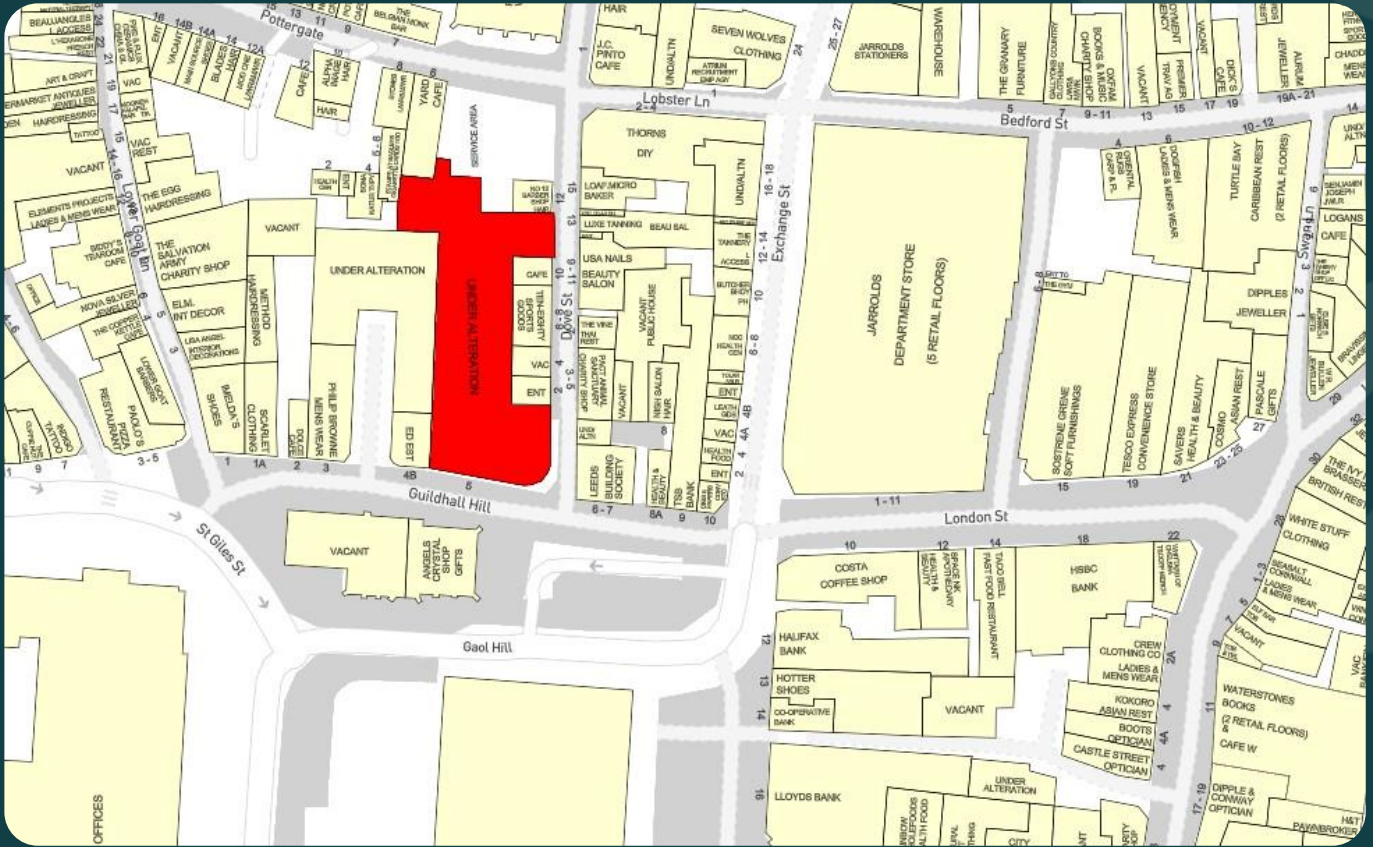
To Let



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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.

5 Guildhall Hill occupies a prime city centre position forming part of Norwich's established retail core, linking the busy pedestrianised pitches of Gentleman's Walk and London Street, and sits adjacent to the landmark Norwich Market - one of the largest and oldest open-air markets in the country, driving significant daily footfall.

[Click here for Google map link](#)



Accommodation

Attractive building with corner frontage in a prime position, the unit provides accommodation over ground floor in shell and core condition ready to be fitted out

The property comprises the following approximate internal floor area:

	SQ FT	SQ M
Ground Floor	3,535	328

Further space up to total of 9,279ft² across ground floor can be available.

Rent

Quoting rent £125,000 per annum exclusive.

VAT

VAT is applicable at the prevailing rate.

Service Charge

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



Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Planning

Understood to be **Use Class E** – suitable for retail, office, café and restaurant uses.

Rates

The property will require reassessment on occupation following reconfiguration of the building.

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

EPC Rating

Available on 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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