

# Retail/Leisure Unit

First Floor 23-29 St Stephens Street, Norwich, NR1 3QR

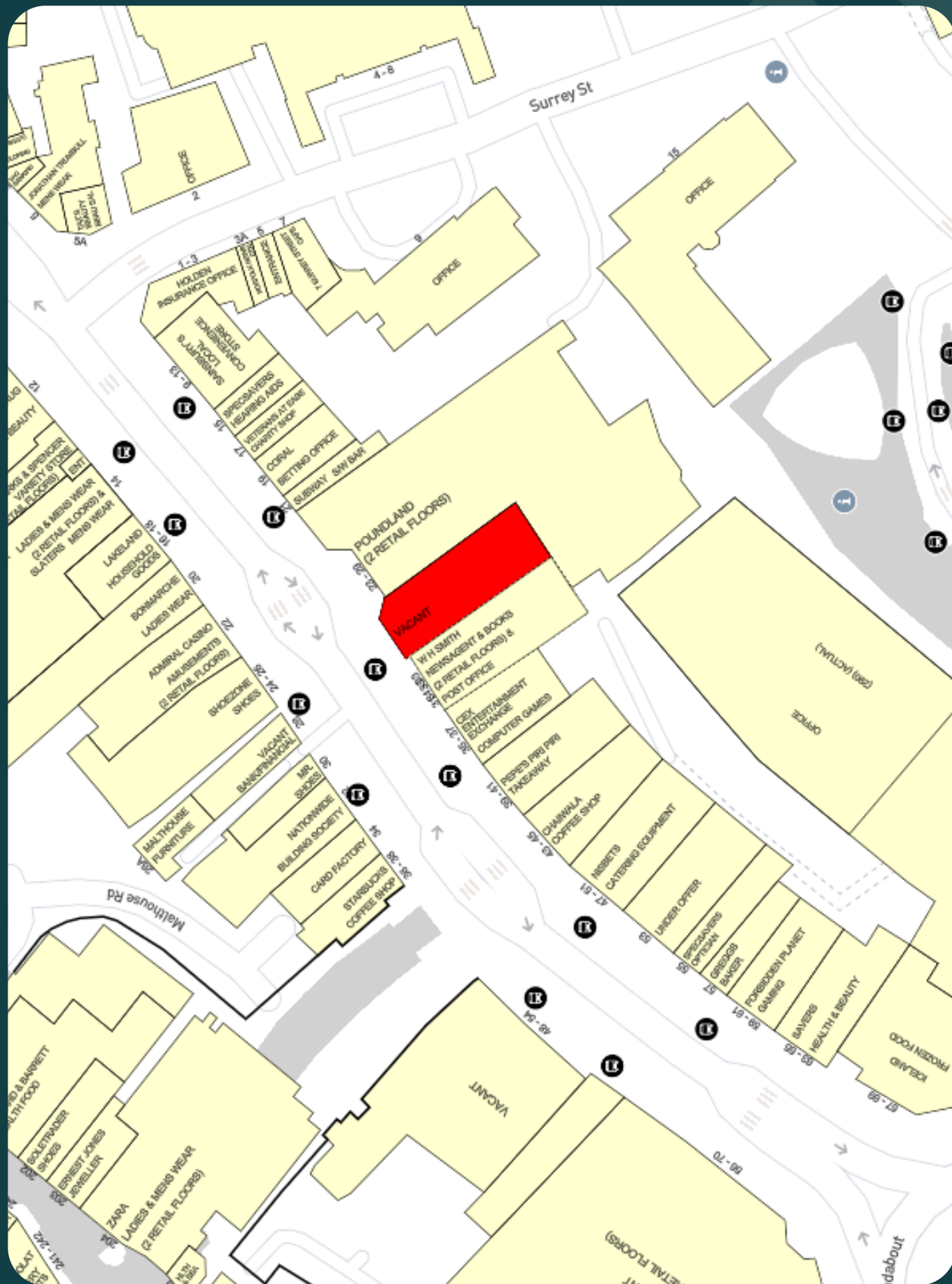
First floor sales: 18,665 ft<sup>2</sup> (1,734 m<sup>2</sup>)



## To Let



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0208 076 6666



## 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.

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**, **CEX**, and **Subway**. 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.

## Accommodation

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

|              | SQ FT         | SQ M         |
|--------------|---------------|--------------|
| Ground Floor | 2,831         | 263          |
| First Floor  | 18,665        | 1,734        |
| <b>Total</b> | <b>21,496</b> | <b>1,997</b> |

## Rent

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed

Price on application.

## Service Charge

The current service charge estimate is £36,476.42 per annum. Further details upon request.

## Rates

The premises is assessed as follows:

Rateable Value: £158,000

000UBR (2026/2027): 0.43

Rates Payable: £67,940

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

## 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 C (73).



Click [here](#) for  
Google map link

## Viewing

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

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PROPERTY

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