



Double Fronted Retail Unit 132.29 m² (1,424SqFt)

Retail

Lease Assignment

OPEN PLAN SALES AREA

PEDESTRIANISED LOCATION

SUITABLE FOR A VARIETY OF
CLASS E USES

CITY CENTRE LOCATION

11-13 Westlegate, Norwich, Norfolk NR1 3LT

Westlegate is in the heart of Norwich city centre and is the principle pedestrian link between John Lewis Department Store and its associated 650 space car park and the city centre retail with Marks & Spencer at the bottom of Westlegate.

11-13 Westgate, Norwich, Norfolk NR1 3LT

Description

The property comprises a ground-floor fronted retail unit on Westgate. Internally the property provides open plan space with a small room currently utilised for gin-making experiences. There is vinyl flooring in the retail space with spotlighting, and air-conditioning throughout. To the rear, a storeroom, an office and WC facilities.

The property can be accessed via both Westgate to the front or to the rear via Surrey Street.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal/external floor area:

Description	m ²	Sq Ft
Total NIA	132.3	1,424

Terms

The property is available by way of an assignment of the current lease, on full repairing and insuring terms.

The current lease expires October 2027 with no further break option or rent review. The lease is excluded from the 1954 Act.

Further terms available on request.

Full details and a copy of the lease are available from the Agents.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Shop and Premises

Rateable Value: £33,750

Rates Payable 2023/2024: £16,841.25*

* Retail, hospitality and leisure business rate relief may be available.

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: B

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/28233/120

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