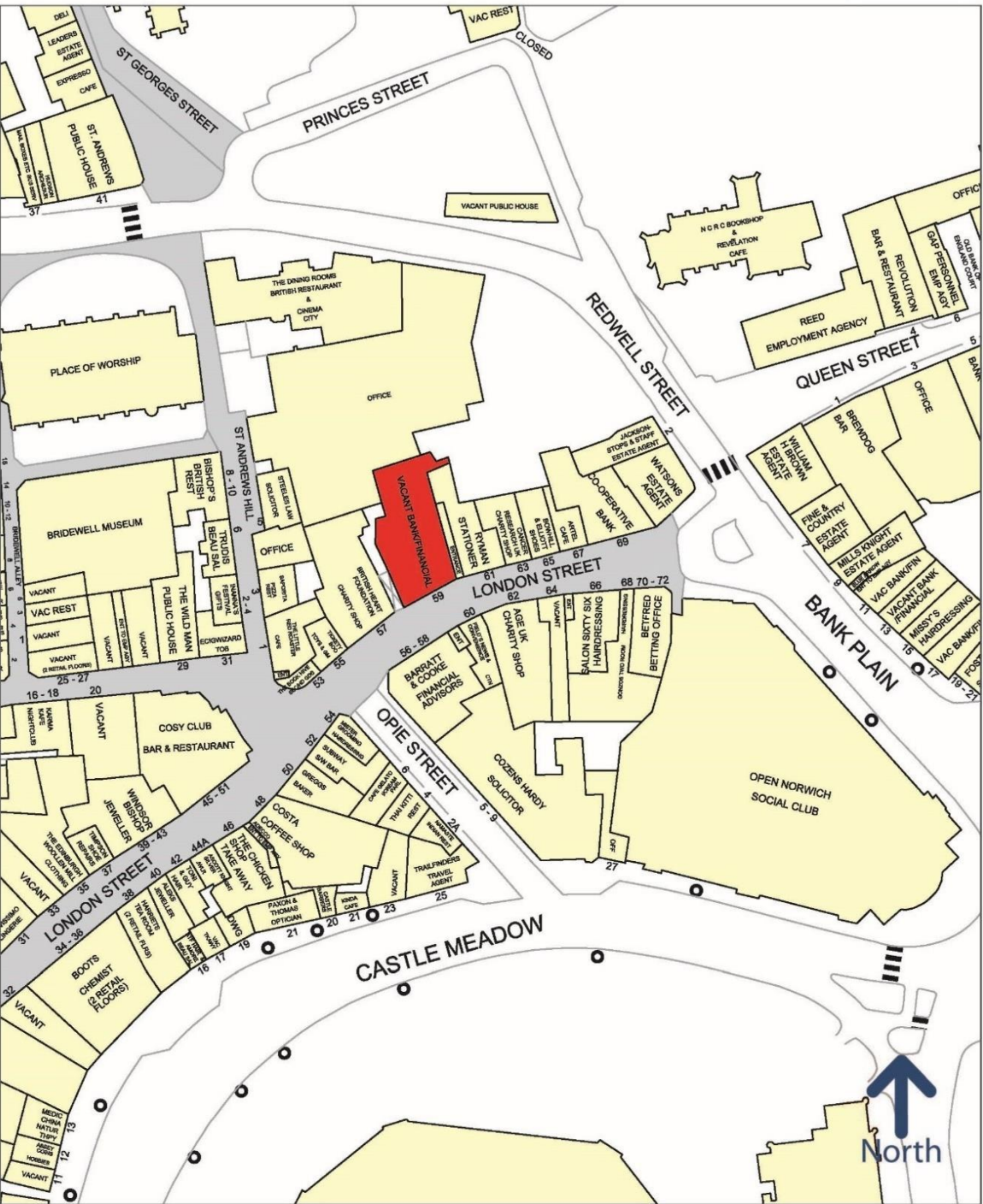




Norwich



Experian Goad Plan Created: 12/03/2021
Created By: Arnolds Keys

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RENT FREE INCENTIVE AVAILABLE



Ground Floor Retail/Office Premises 180.69 sq m (1,945 sq ft)

Retail

To Let

Busy pedestrianised trading
location

Extensive ground floor
premises formerly occupied by
Nationwide Building Society

Suitable for a variety of uses –
Retail or Office

Well fitted-out with air-
conditioning, suspended
ceilings and 3 partitioned
offices

Ground Floor 59 London Street, Norwich, Norfolk NR2 1SX

The property is located in a busy pedestrianised retailing location linking Norwich's Cathedral Close and the traditional professional office area of Upper King Street with the prime retailing areas of Gentleman's Walk and the Market Place.

The subject property is situated adjacent to The British Heart Foundation and Ryman Stationers and other uses in the immediate vicinity include Barratt & Cooke Stockbrokers, Co-Operative Bank, Bet Fred, Cosy Club, Costa Coffee and Greggs.

Description

The property comprised the former Nationwide Building Society branch which has been amended to create a large public trading area to the front with three individual offices to the rear. There is potential to open this out to create a larger trading area. It is well-fitted with suspended ceiling and recessed strip lighting and air conditioning and there are self contained WCs to the rear, along with a rear access.

The premises are considered highly suitable for an ongoing use for financial services as an office or for retail, it is also suitable for a clinic or day centre.

Accommodation

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

Description	M ²	Sq Ft
Ground floor trading area	169.13	1,821
Ancillary	11.52	124
Total NIA	180.63	1,945

Terms

The premises are available to let on a new lease, for a term to be agreed, at an initial rent of £29,750 per annum exclusive.

Business Rates

To be assessed. Please contact the agent for further information.

Legal Costs

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

VAT

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

EPC

The property has an EPC rating of D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Nick O’Leary Tel: 01603 216827

Nick.oleary@arnoldskeys.com

or

Harry Downing Tel: 01603 216806

Harry.downing@arnoldskeys.com

SUBJECT TO CONTRACT

