



5 Lobster Lane, Norwich

## Retail premises

64.47 SqM (694SqFt)

Retail

To Let

POPULAR LANE'S  
LOCATION

BUSY PEDESTRIAN  
TRADING LOCATION

SUITABLE FOR A VARIETY  
OF CLASS E USES

FLEXIBLE LEASE TERMS  
AVAILABLE

## 5 Lobster Lane, Norwich, Norfolk NR2 1DQ

The property is situated on the north side of Lobster Lane mid-way between its junction with Dove Street to the west and Exchange Street to the east, in the heart of the Norwich Lanes.

Nearby occupiers are Jarrolds Department Store, Sevenwolves clothing store, and Thorns.

# 5 Lobster Lane, Norwich, Norfolk NR2 1DQ

## Location and Description

The property comprises an attractive two-storey mid-terrace retail unit. The ground floor is arranged with an open-plan retail area with carpet tiles, painted walls with shelving, and spotlighting.

There is a small kitchenette to the rear.

The first floor is arranged with a main storeroom, with a smaller room of similar use adjacent in addition to WC facilities.

There is rear access to the property via St Johns Maddermarket.

## Accommodation

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

Description	M <sup>2</sup>	Sqft
Ground Floor	33.03	356
First Floor	31.42	338
<b>Total NIA</b>	<b>64.46</b>	<b>694</b>

## Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£15,500 per annum exclusive**.

## Business Rates

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

Description: Shop and Premises

Rateable Value: £11,250

Rates Payable 2023/2024: £5,613.75

## Legal Costs

Each party to bear their own costs

## VAT

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

## Energy Performance Certificate

The property has an EPC rating of: **TBC**

## Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

Nick O'Leary

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**SUBJECT TO CONTRACT - HRD/njr/28311/120**

