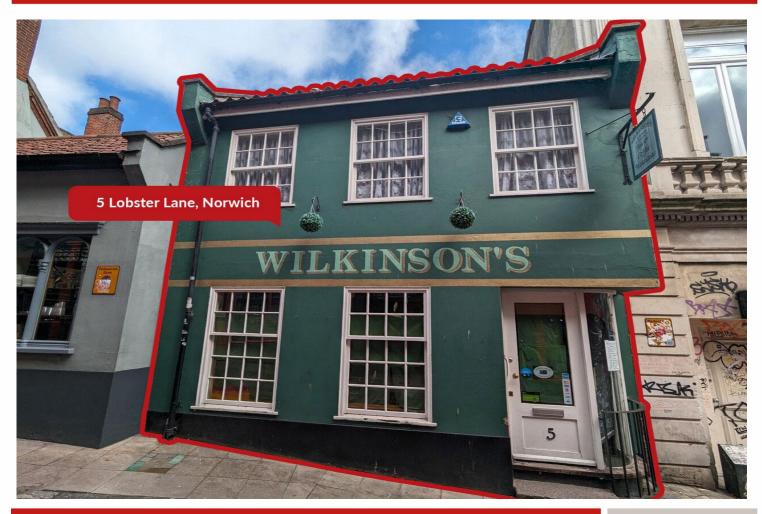


Trusted Property Experts



Retail premises 64.47 SqM (694SqFt)

Retail

To Let

POPULAR LANE'S

BUSY PEDESTRIAN TRADING LOCATION

SUITBABLE 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.



arnoldskeys.com | 01603 620551 2 Prince of Wales Road, Norwich NR1 1LB



Location and Description

The property comprises an attractive two-storey midterrace 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	M²	Sqft
Ground Floor	33.03	356
First Floor	31.42	338
Total NIA	64.46	694

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

nick.oleary@arnoldskeys.com

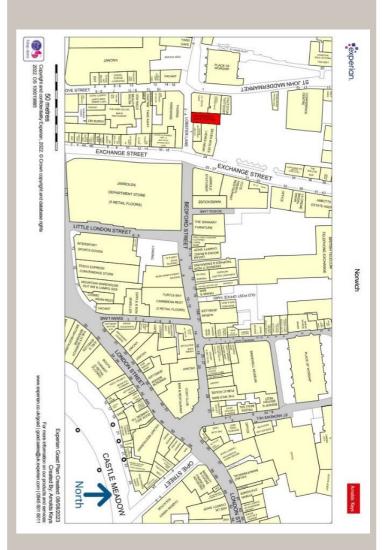
DDi: 01603 216827

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/28311/120



Note: Amolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Amolds Keys has any authority to make or give any representation or warranty whatever in relation to this property.