



Retail

Ground floor 790 sq. ft. (73.39 sq. m)

In Brief

- Main pedestrian route between **John Lewis** and **Marks & Spencer**
- **New lease**
- **Immediately available**
- **Retail** use only (no food)

**5 WESTLEGATE,
NORWICH,
NR1 3LT
SHOP TO LET**

Location

The premises are situated on the south side of Westlegate on the main pedestrian route between **John Lewis** and **Marks & Spencer** and is opposite **Tesco Express**. Neighbouring occupiers include new arrival **Cluck D**.

Lease

The property is available on a new effectively full repairing and insuring lease outside the Landlord & Tenant Act 1954 for a term of years to be agreed.

Rental Guide

£20,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Business Rates

The Valuation Office Agency 2017 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2023 £19,000

Interested parties are advised to make their own enquiries of the City Council.

VAT

The property is elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an energy rating D (91). Full details available on request.



Accommodation

The premises are arranged on ground floor and basement with the following approximate areas:

Frontage	5.18 m	17 ft
Shop Depth	15.12 m	49 ft 6 ins
Ground floor	73.39 sq. m	790 sq. ft.

Enquiries and Viewings

James Lankfer
01223 559558
james.lankfer@bidwells.co.uk

Matt Hallam
07442 634355
matt.hallam@bidwells.co.uk

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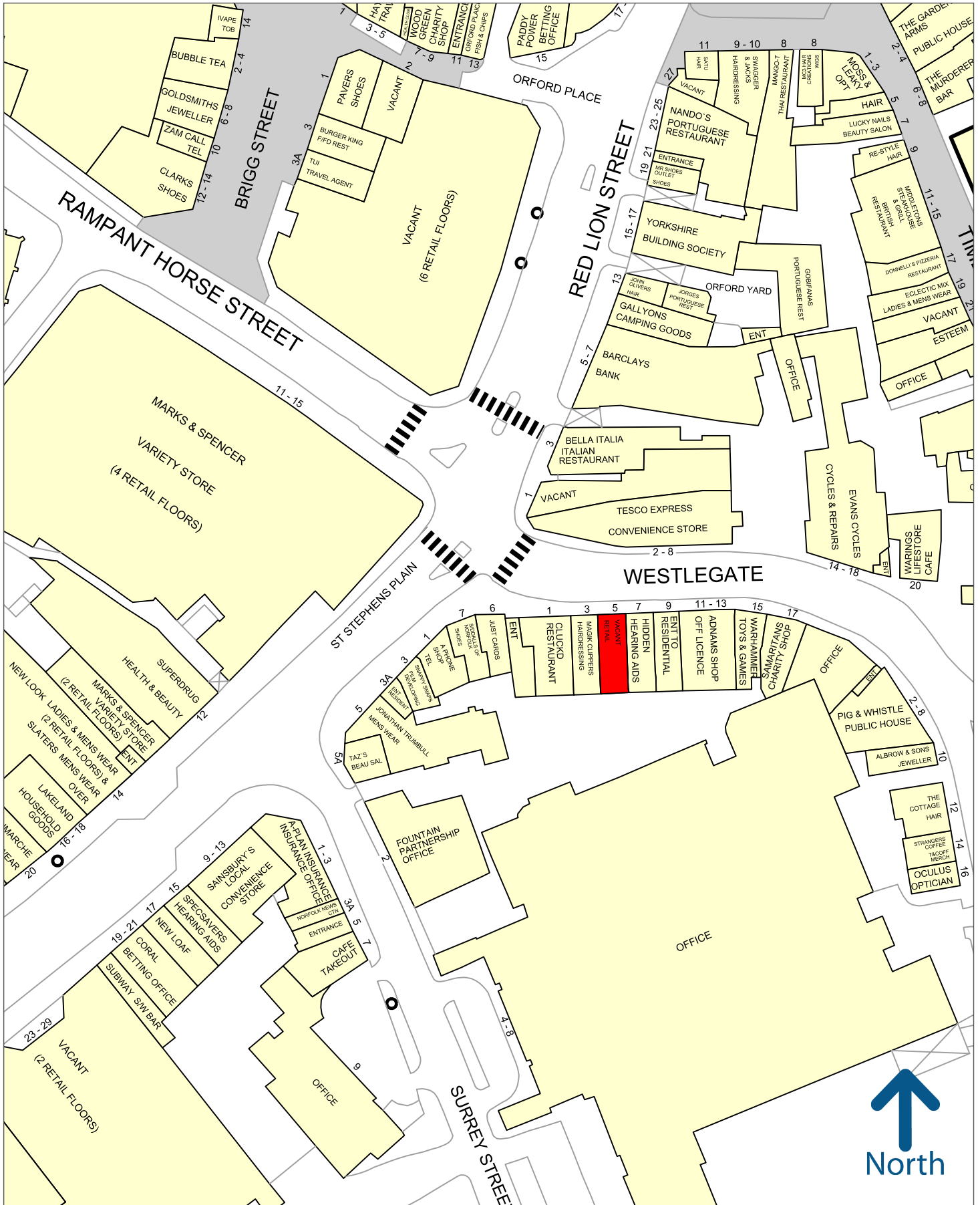
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50 metres

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