

NORWICH – 1A HAYMARKET, NR2 1QD



- 100% PRIME CLASS E UNIT TO LET
- CENTRAL LOCATION IN BUSIEST TRADING PITCH
- CORNER UNIT WITH PROMINENT RETURN FRONTAGE

Location

The premises are situated in a 100% prime location where Gentlemen's Walk meets Haymarket in the heart of Norwich City Centre. This corner location fronts both Haymarket and White Lion Street, where pedestrian footfall is at its highest.

Nearby occupiers include **Fat Face**, **The White Company**, **Primark**, **Mountain Warehouse**, **Next**, **Specsavers**, **WH Smith**, **Gong Cha**, **Starbucks**, **McDonalds**, **Pret**, **Chopstix** and **Caffe Nero**.

Description

The premises comprise a prominent corner Class E unit arranged over the basement, ground, first and second floors.

The basement, ground and first floors are all suitable for customer sales accommodation. There is a courtyard at the rear of the property, accessed via the basement.

We estimate the following Gross Internal Areas:

Accommodation

Ground Floor:	1,536 sq ft	142.66 sq m
Basement:	1,428 sq ft	132.70 sq m
First Floor:	2,136 sq ft	198.40 sq m
Second Floor:	1,975 sq ft	183.50 sq m

Lease Terms

The premises are available by way of a new FRI lease, with a lease term to be agreed, and subject to securing Vacant Possession.

Rent

Rental offers in excess of **£165,000 per annum** exclusive are invited.

Business Rates

Rateable value: £151,000

For business rating information visit: www.voa.gov.uk

EPC

EPC Rating of D.

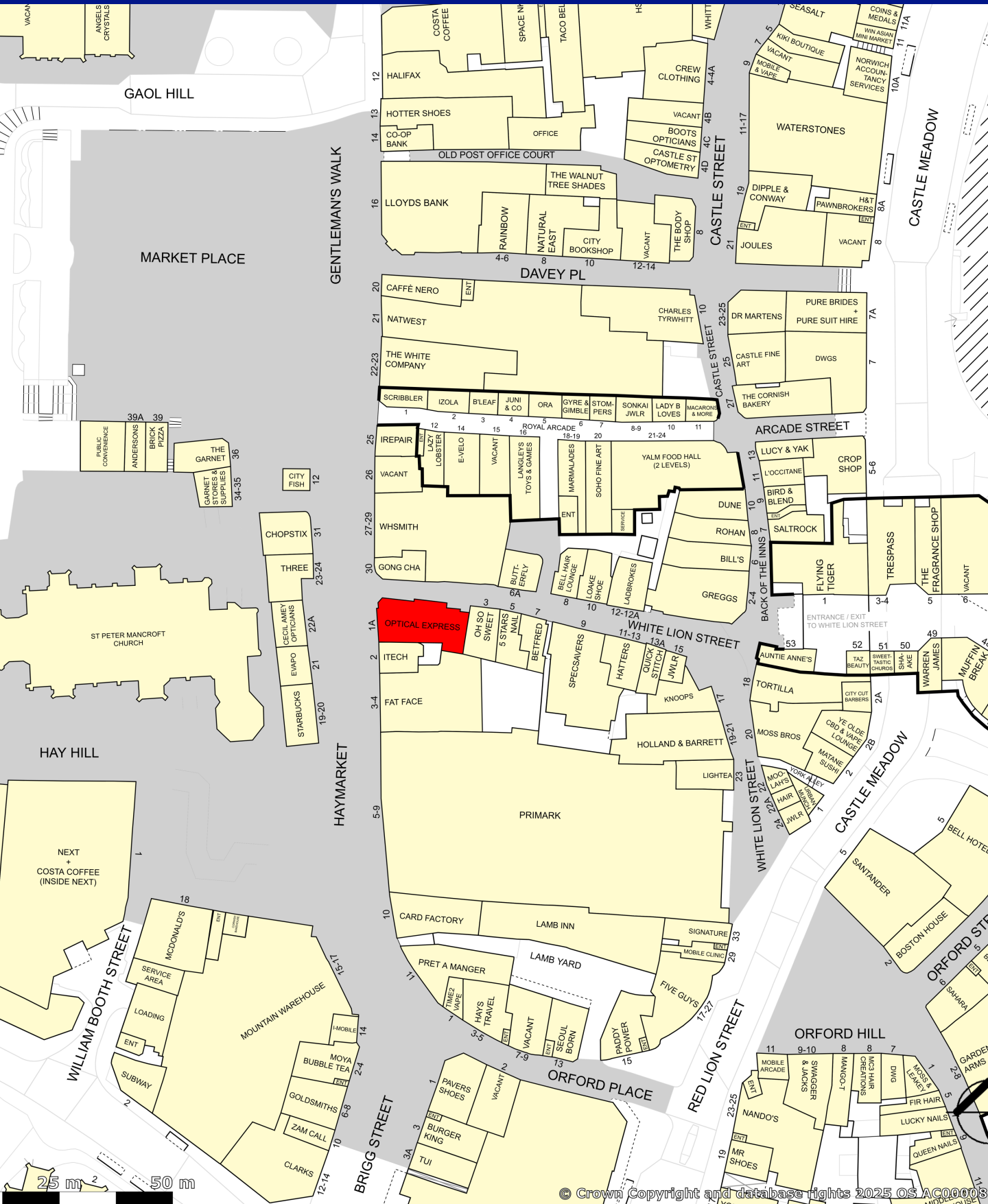
Legal Costs

Each party to pay their own legal costs.

Further Information:

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