



Retail Premises

51.28 SqM (552 SqFt)

Retail

To Let

POPULAR LANES LOCATION

NEW LEASE AVAILABLE

FLEXIBLE LEASE TERMS
AVAILABLE

10 Pottergate, Norwich, NR2 1DS

The subject property comprises a period ground floor shop unit. The property has a large display frontage of 7.8m to Pottergate comprising the main entrance with a further side entrance under the archway from adjacent courtyard.

Internally, it is split level with a number of period features within it. The flooring is a mixture of wooden floor boards and tiling but provides predominately open plan retailing accommodation with LED surface mounted spot lighting.

10 Pottergate, Norwich, NR2 1DS

Location and Description

The property is located on the popular part and busy section of Pottergate which provides a link to not only Upper Goat Lane but also St Benedicts and forms part of the Historic Norwich Lanes.

Nearby occupiers include the Belgian Monk, The Iron House, Head in the Clouds and Thorns with the city centre accessed via Dove Street or Lobster Lane leading to Exchange Street and Bedford Street.

The Norwich Lanes is a well-established specialist retail location only a short walk from the prime retailing area of Gentleman's Walk and the area has seen significant improvements over recent years and comprises a mixture of independent specialist retailers and restaurants as well as residential properties.

Accommodation

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

TOTAL NIA = 51.27 sqm (552 sq ft)

The property has access to a shared communal WC which backs onto the property.

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£15,000 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: £15,500

Rates Payable 2020/2021: £7,734.50

Legal Costs

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

VAT

VAT is not currently payable. However, our client retains 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 Commercial 01603 216825

Mark Mayhew Tel: 01603 216828

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or

Hiedi Collis Tel: 01603 216823

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SUBJECT TO CONTRACT - MRM/hcc/26111/120

