



Retail premises TO LET

**27 Bedford Street
Norwich NR2 1AG
81 sq. m (872 sq. ft.)**

LOCATION

The subject property is located fronting Bedford Street a busy pedestrianised street in the city Centre, being part of the “Norwich Lanes” a retailing area which are a series of alleyways, courtyards and open spaces leading from St Giles & St Benedicts streets to London Street. The Lanes are home to well over 300 independent retailers, cafés, restaurants, pubs and bars, such as Frank’s Bar, Turtle Bay a Caribbean-style restaurant, the independent department store Jarrolds, and sister store The Granary, Salon Central and Brian Coombes salons, Oxfam Books & Music Shop, Chadds, Gallery in the Lanes and Dotti Chocolates. The Norwich Lanes is different from other areas of Norwich and towns & cities, being more individual, independent and quirky retailers and businesses in an area of cobbled streets, narrow alleys and period buildings.

ACCOMMODATION

The subject premises comprises a ground floor retail unit. The property is very much in keeping with the idea of “The Norwich Lanes” ideal for independent small retailers such as the current tenant Rosies Hair & Beauty.

The property provides ground floor accommodation comprising; retail area, treatment room, store, kitchenette and WC. With the following approximate area:-

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Retail area	81.00	872
	WC	-	-
	Total:	81.00	872

TENURE

The property is being offered by way of a new; internal repairing and insuring lease for a term of nine years, at a commencing rental of **£14,950 pax** (plus VAT), subject to 3 yearly upward only rent reviews.

The tenants will be responsible for the maintenance of their interior and their shop front and for the payment of the service charge (**7.5%** of the headline rent plus VAT) to cover the landlord's expenses of maintaining the common facilities within the building, including the fire alarm and external maintenance.

RATEABLE VALUE

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

Description: Shop and Premises

Rateable Value: **£13,250**

Rates Payable 2019/20: **£6,505.75**

We are informed that those occupiers who qualify for small business rates relief will not be liable for business rates. Interested parties are advised to make their own enquiries. (01603212898)

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Goodge Property Services

Contact: Tim Goodge Tel: 07855 885454 Email: tim@goodgepropertyservices.co.uk

SUBJECT TO CONTRACT

November 2018

Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Goodge Property Services have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



