



Retail premises

TO LET

9 Swan Lane
Norwich NR2 1HZ
104.32 sq. m (1127 sq. ft.)

LOCATION

The subject property is located fronting Bedford Street & Swan Lane, busy pedestrianised streets 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, Chadds and Dotti Chocolates, and Sicily Trattoria - Pizzeria.

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, a medium sized retail unit, currently occupied by Trollbeads (Norfolk Jewellery Services Ltd.) and comprising ground and first retail area with storage and second floor office/storage.

With the following approximate area:-

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Retail area	50.06	540
First Floor	Retail area	36.60	395
First Floor	Storage	10.40	112
Second Floor	Office/Storage	7.26	80
	Total:	104.32	1127

TENURE

The property is being offered by way of a new; full repairing and insuring lease for a term of nine-years, at an annual rent of **£24,950**, subject to 3 yearly upward only rent reviews.

RATEABLE VALUE

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

Description: Shop and Premises

Rateable Value: **£20,283**

Rates Payable 2019/20: **£10,104.75** at the current time no payment is required until 31st March 2021.

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:

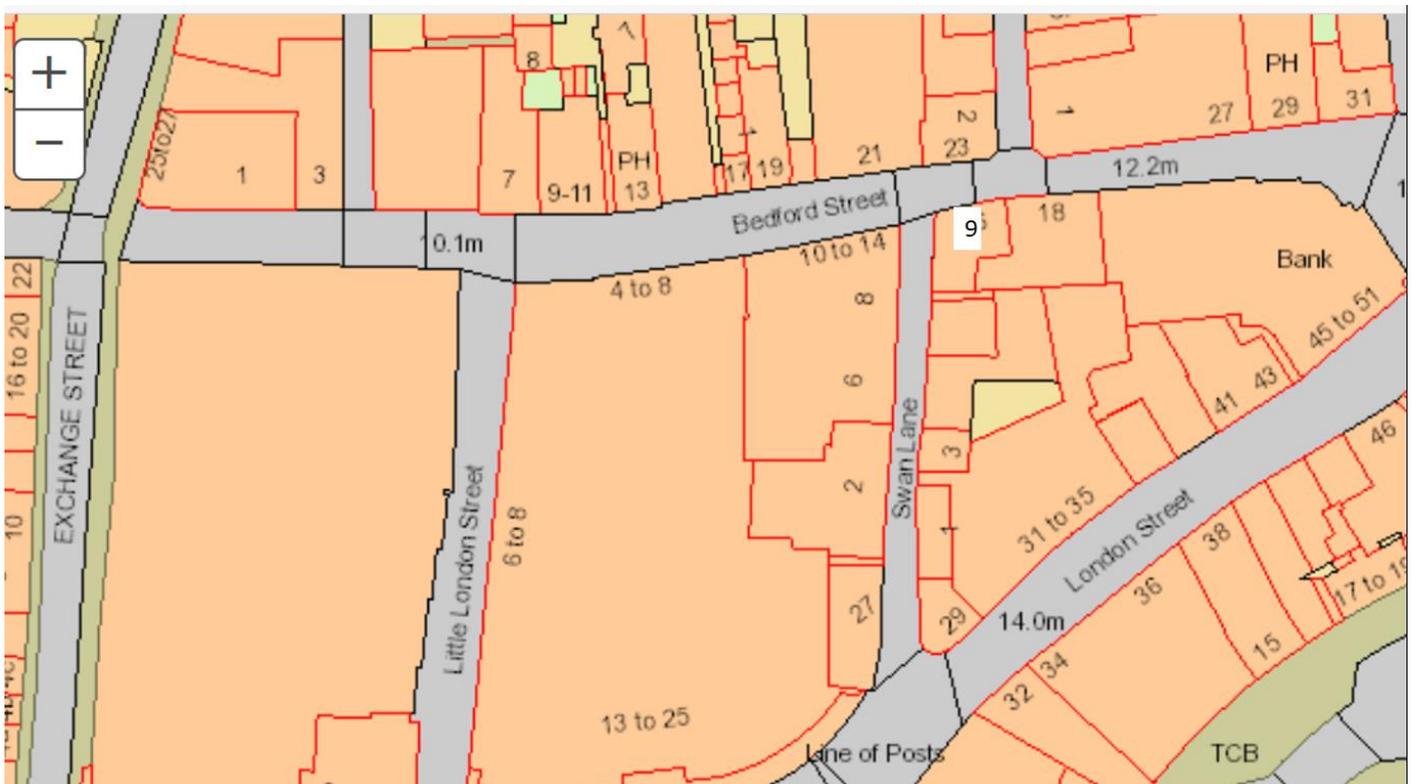
Goodge Property Services

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

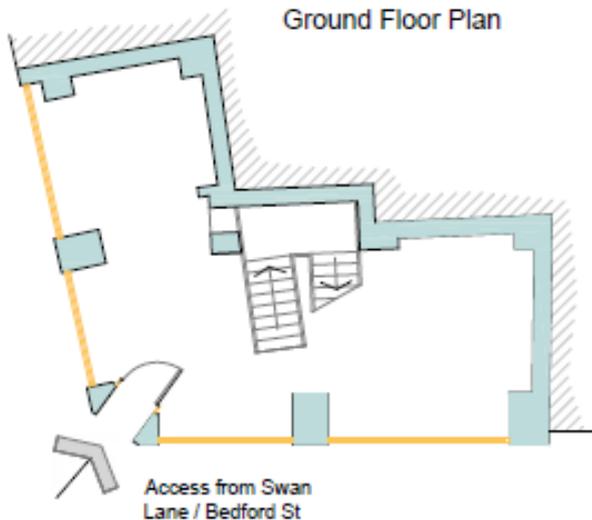
SUBJECT TO CONTRACT

July 2020

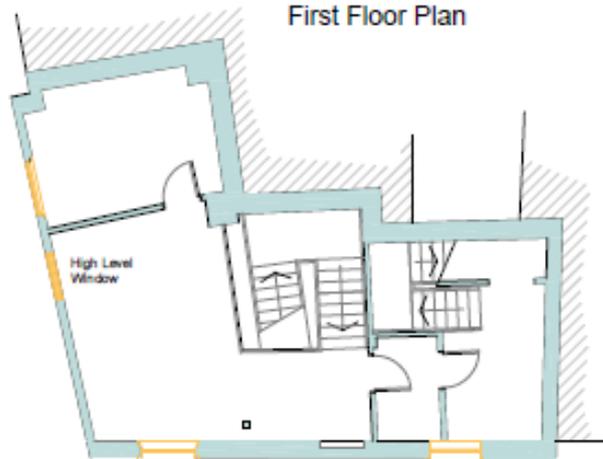
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Ground Floor Plan



First Floor Plan



Second Floor Plan

