



Norwich Investment Opportunity – Let to Costa Coffee

Description

Location

This building has an amazing location in central Norwich overlooking the Market Square (see photos of view below). Home to one of the largest and oldest outdoor markets in England, it comprises a brand new retail unit on one of the busiest shopping streets in Norwich. Currently let to Costa Coffee with its excellent covenant. The property is opposite the renowned Jarrold's department store.

Accommodation

2-8 London Street (Costa Coffee)

10 year lease to Costa Limited expiring on 22/11/31 (break on 21/11/2027). Review at 23/11/26 with a collar and cap of 2-4%.

Annual rent £93,000 including turnover top up, currently £18,000 pa

Basement: 1,998 sq ft

Ground Floor: 2,316 sq ft

Floor plans available on request.

Tenure

A full repairing and insuring lease for 10 years.

Rent

£93,000 per annum. Base rent of £75,000 plus turnover top-up £18,000.

Viewings

Strictly by appointment:

Victor Levy, Raphael Property Investment Company

Tel: 07831 583428

Email: victor.levy@raphaelproperties.com