



## Norwich Prime Freehold Investment Opportunity – Let to Taco Bell on a new 15 year lease

### Description

This property offers a fantastic investment opportunity in a prime retail location in the heart of Norwich, with secure rental income. It's let to Taco Bell on a 15 year lease from 16 October 2023 at £62,500 pa. This is an exciting investment with the first Taco Bell in Norwich. The tenant is the main operating company Taco Bell UK and Europe Ltd (part of the Yum Group) so is an excellent covenant

### Location

It is situated on London Street, one of the busiest shopping streets in Norwich, opposite the renowned Jarrold's department store and adjacent to Space NK and HSBC. There is a newly opened Costa Coffee on London Street at the corner of Gentleman's Walk.

### Accommodation

Ground Floor: 1,702 sq ft

Basement: 631 sq ft

(Uppers sold)

Floor plans available on request.

### Tenure

A new full repairing and insuring lease for 15 years from 16 October 2023. Break at 10 years, review at 5 and 10 years (1-3%).

### Rent

£62,500 per annum

## **Rateable Value**

The rateable value is £50,000.

## **Viewings**

Strictly by appointment through agent:

Victor Levy, Raphael Capital LLP

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