



## Prime Retail investment – Norwich city centre

### Description

#### At a Glance

- Rental income of £68,000 p.a
- Let to Nero Holdings Ltd (Caff  Nero) on a 5 year lease to December 2024
- Prime pedestrianised shopping area on Gentlemans Walk

#### Description of Building

A stunning really busy corner unit with outside seating. Let to Nero Holdings Ltd operating as Caff  Nero on a 5 year lease with FRI terms expiring 24th of December 2024 at a rent of £68,000 p.a. (The rent was re-based from the previous level of £94,250 p.a.) **Freehold & VAT elected.** Potential residential on upper floors stp.

#### Approx. Size:

**Ground (Retail area) :** 55.1 m sq

**First (Retail area) :** 51.6 m sq

**Second (Office, Kitchen & Storage) :** 42.9 m sq

**Third (Storage & Plant) :** 36.9 + m sq

#### Location

Norwich, with a population of some 171,000, is an historic city and the largest of the East Anglian commercial centres. Norwich is some 45 miles north of Ipswich and 65 miles east of Peterborough. Communications to London are via the A11 and M11 motorway and a regular rail service to Liverpool Street (approximately 1 hour and 50 minutes).

The property is situated on the busy prime pedestrianised Gentlemans Walk. The shop looks out on the world famous historic market square which has had an open air market running for over 900 years!