

SHOP LEASE FOR ASSIGNMENT

NORWICH 10 LONDON STREET



STRICTLY CONFIDENTIAL STAFF UNAWARE

LOCATION

London Street is within the part of the central pedestrianised historic "lanes" area of the city. The shop is close to the junction with Gentleman's Walk adjacent to **Jack Wills** whilst being opposite **Jarrolds department store**. Other retailers nearby include **White Stuff, Laura Ashley, Russell & Bromley** and **Gap**. The exact position is illustrated on the attached street traders plan on the reverse of the particulars.

ACCOMMODATION

The property is arranged on ground and basement levels providing the following approximate dimensions and net internal floor areas:-

Internal Width (Front)	23 ft 0 ins	7.01 m
Shop Depth	44 ft 0 ins	13.41 m
Ground Floor Sales	935 sq ft	86.86 sq m
Basement Area	615 sq ft	57.13 sq m

LEASE

The property is held on an existing lease within the security of tenure provisions of the Landlord & Tenant Act 1954, for a term of 5 years expiring on 29 July 2014 at a current rent of £62,000 pa

TERMS

Offers are invited for the benefit of the existing protected lease.

RATES

We understand that the rates assessment for the property is as follows:

Rateable Value	£61,000
Rates Payable 2011 / 2012	£26,413

Interested parties are advised to make their own enquiries with the local authority for verification purposes.



LEGAL COSTS

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

VIEWING

Staff are unaware any viewing is to be strictly by appointment through Leslie Perkins:-

Guy Maude

Tel: 020 7478 4307
E-mail: guym@leslieperkins.co.uk

Ian Garnham

Tel: 020 7478 4306
E-mail: iang@leslieperkins.co.uk

16 Kingly Street London W1B 5PT

T 020 7478 4300 F 020 7494 3105 W www.leslieperkins.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

All rents and prices quoted are exclusive of VAT unless otherwise stated.

