

UPON THE INSTRUCTIONS OF



LEASE FOR SALE UNIT 137, CHAPELFIELD SHOPPING CENTRE, NORWICH



Location

A prime fashion unit in Chapelfield Shopping Centre. Located on the lower level mall between **House Of Fraser** and **H. Samuel** and **H&M**, **HMV** and **The Disney Store** are all close by.

Accommodation

The property is arranged over ground and first floors providing the following approximate net internal floor areas:-

Gross Frontage	7.8 m	25'6 ft
Ground Floor	255.8 sq m	2,733.4 sq ft
Total	255.8 sq m	2,733.4 sq ft

(Interested parties are advised to verify these areas on site by prior appointment).

Lease

The property is held on a 10 year lease from 8th September 2015 expiring 7th September 2025.

Rent

The passing rent is **£136,000 per annum exclusive**.

Rates

We are verbally advised that the unit is assessed as follows:

Rateable Value (2018/2019)	£121,000
Rates Payable (2018/2019)	£60,863

Interested parties are advised to verify these figures with the Local Rating Authority.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

An EPC has been commissioned and will be made available upon request.

Viewing

Staff are unaware of the pending disposal; therefore viewing is strictly by prior appointment through sole agents **Harper Dennis Hobbs**:

James Bradstreet
JamesBradstreet@hdh.co.uk
020 7462 9130

Tim Newman
TimNewman@hdh.co.uk
020 7462 9119

Subject to Contract



50 metres

Experian Goad Plan Created: 29/11/2016
Created By: Harper Dennis Hobbs



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