

# CITY CENTRE SECOND FLOOR TO LET

**ALTERNATIVE USES MAY BE  
CONSIDERED**

## 2ND FLOOR, 3 GUILDHALL HILL NORWICH, NR2 1JH

### LOCATION

Guildhall Hill forms part of the pedestrianised shopping linking Gentleman's Walk and the area known as 'Norwich Lanes'. National retailers such as **Tesco Metro, Leeds Building Society, Fired Earth, Loch Fyne** and **Neals Yard** can be found here in addition to many independent retailers including **Jarrold Department Store** which is located nearby and is widely regarded as the flagship independent store in Norwich.

### ACCOMMODATION

The accommodation is at second floor above The Albion Bath Co Ltd and benefits from self contained entrance via Labour in Vain Yard.

The property provides excellent, well lit open plan accommodation previously used as offices. Other uses may be suitable, subject to planning.

We understand the property provides the following accommodation:-

#### Second Floor:

Offices                      121.33 sq.m.    1,306 sq.ft.

In addition there is a male and female w.c. plus shower.

### TENURE

The property is to be let for a term expiring 24th December 2016 subject to a rent review due 25th December 2011 at a commencing rent of £8,500 pax (plus VAT if applicable).

### PLANNING

The permitted use of the whole building falls within Class A1 of The Town & Country Planning (Use Classes) Order 1987. The second floor of the premises may also be used as offices within Class B1.

### RATEABLE VALUE

The second floor has yet to be assessed for rates.

### ENERGY PERFORMANCE CERTIFICATE

Available on request.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

**Strictly by appointment through sole agents:-**

Francis Darrah Chartered Surveyors

Contact: Carol Cooper

Tel: 01603 666630

e-mail: carol@fdarrah.co.uk

### SUBJECT TO CONTRACT

December 2009

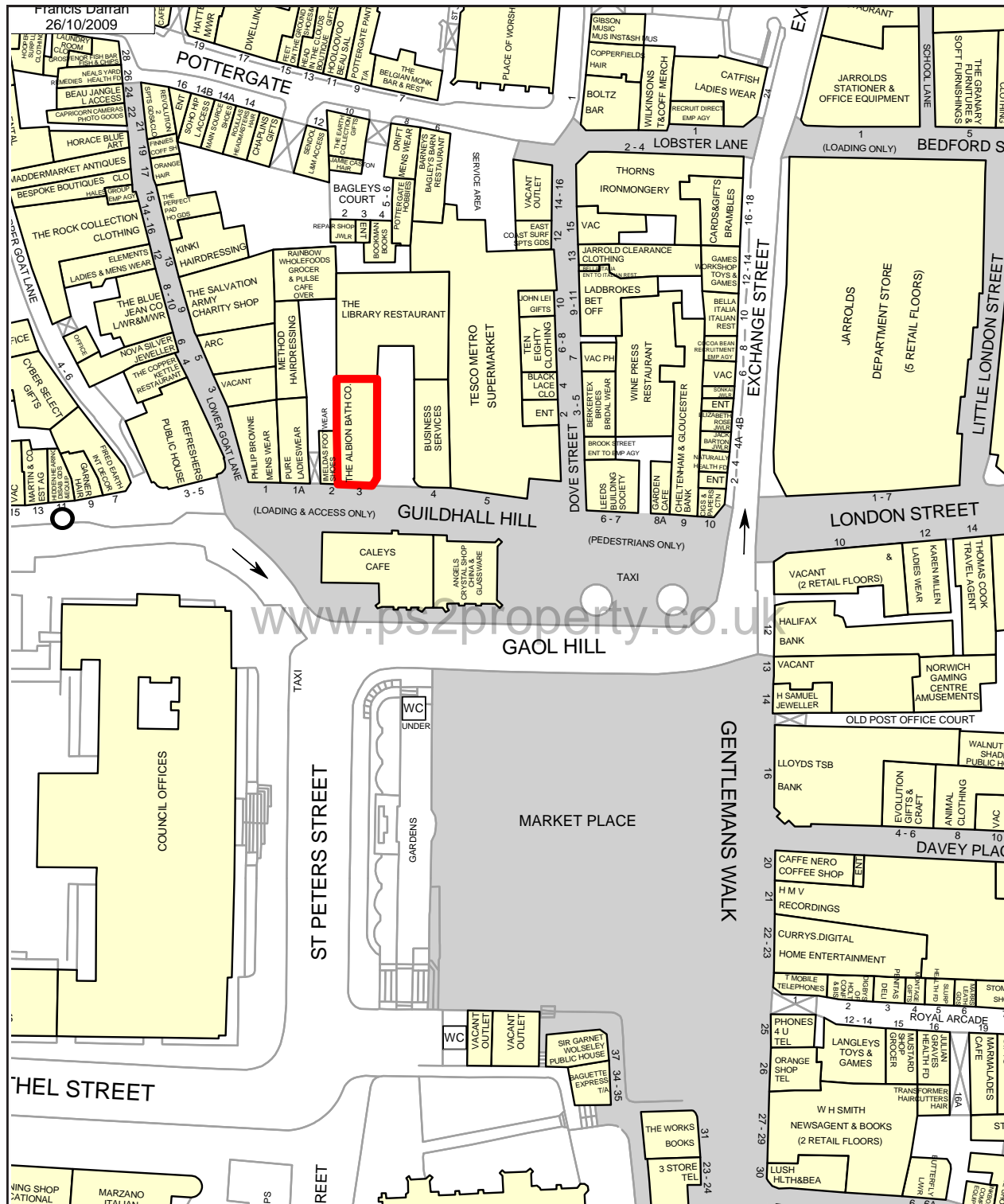
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OFFICES

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