

LEASE FOR ASSIGNMENT ON THE INSTRUCTIONS OF MANGO UK: - CONFIDENTIALLY AVAILABLE

PRIME SHOP UNIT 209 UPPER MALL CHAPELFIELD, NORWICH

LOCATION

This prominent shop (unit MSU9) is on the upper level of the Chapelfield Shopping Centre. Near neighbours include H & M, Zara, Oasis, Warehouse, Levis, Monsoon, Apple, Abercrombie and Fitch. There is a double height frontage and an upper floor stock room.

ACCOMMODATION:

The property has the following approximate areas and dimensions:

Gross frontage:	9.14 m	30 ft
Ground floor sales	399.48 sq.m.	4,300 sq ft.
First floor stock room:	116.13 sq.m	1,250 sq ft.

TENURE

The shop is held on a 15 year lease from June 2005 subject to five yearly rent reviews.

RENT

£190,000 per annum

PREMIUM

No premium is required

RATES

According to the Valuation Office website the property has a 2010 ratable value of £187,000 however tenants are advised to make their own enquiries.



Taken October 2010

COSTS

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

VIEWING

Staff are unaware of the impending disposal so please do not inspect the unit without speaking to us beforehand.

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SUBJECT TO CONTRACT

Revised April 2011

COMMERCIAL LEASE CODE OF PRACTICE

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STREET TRADERS PLAN

