



# CITY CENTRE SHOP

**7A CASTLE HOUSE,  
CASTLE MEADOW,  
NORWICH, NR1 3BY**

**TO LET**

## LOCATION

The property occupies a central location close to the heart of Norwich's retail area. The property is situated on Castle Meadow opposite the upper level entrance to **Castle Mall Shopping Centre**. A large number of multiple retailers including **Waterstones, Cath Kidston, Dr Martens, Joules, 02 Telephones, British Heart Foundation,** and **Cycle Republic** are in close proximity. **Norwich Castle Museum and Art Gallery** is situated on the Castle Mound facing the property.

Castle Meadow forms part of the city centre bus thoroughfare and is the location for a large number of bus stops.

## ACCOMMODATION

The property provides accommodation on ground floor and first floor with the following approximate areas:-

### Ground Floor:

Sales	2,136 sq ft	198.4 sq m
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### First Floor:

Ancillary	2,000 sq ft	185.8 sq m
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## TENURE

The property is being offered by way of a new effectively full repairing and insuring lease for a length of term to be agreed at a commencing rental of **£40,000** pax (plus VAT if applicable), subject to 5 yearly upward only rent reviews.

## RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of **£35,250** with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE

Details are available upon request.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through sole agents:

### Francis Darrah Chartered Surveyors

Contact: Francis Darrah

Tel: 01603 666630

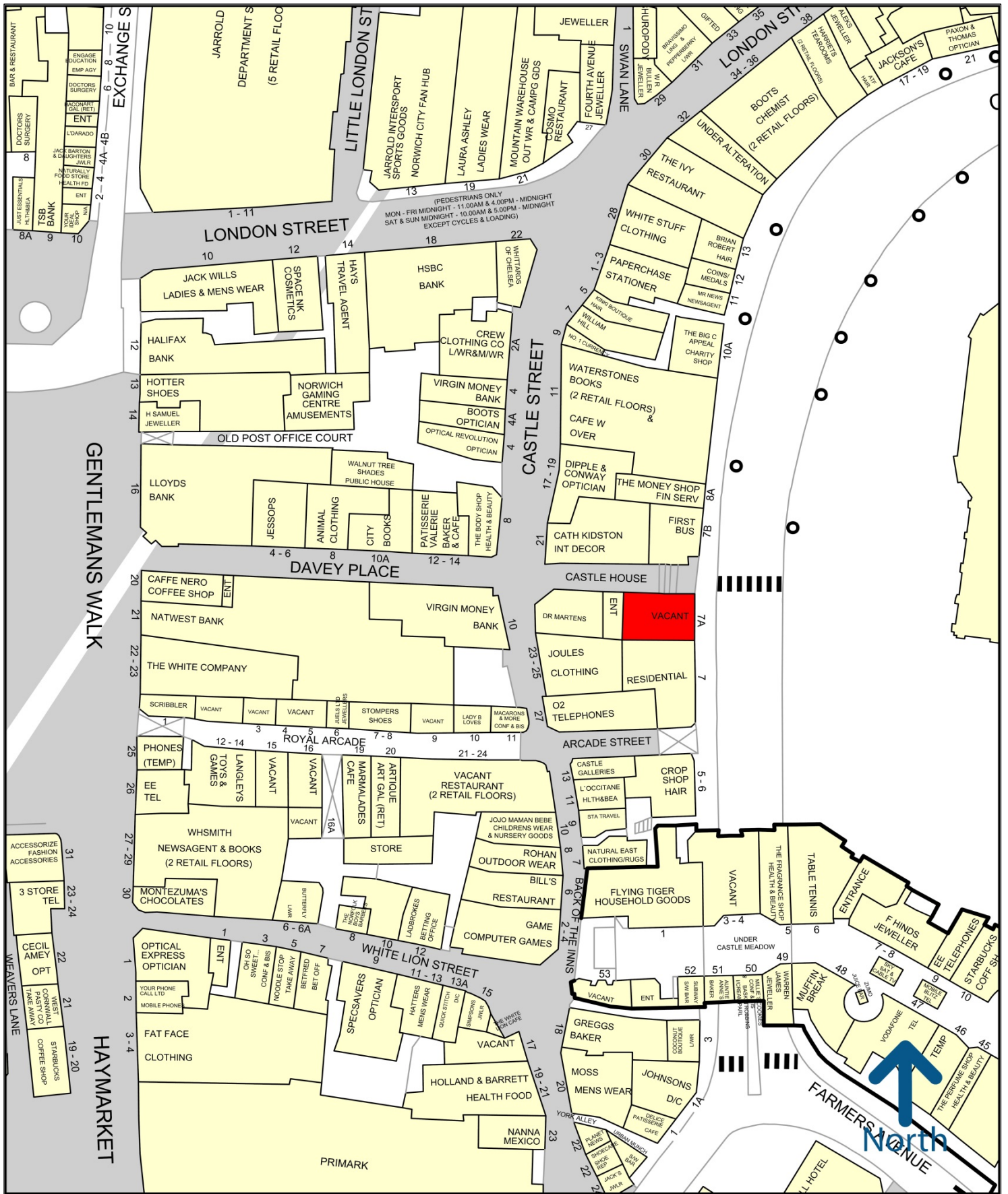
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

## SUBJECT TO CONTRACT

December 2019

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**RETAIL**



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