



FRANCIS
DARRAH
Chartered Surveyors

CITY CENTRE SHOP/OFFICE

TO LET

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

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 Quarter** (formerly Castle Mall). A large number of multiple retailers including **Waterstones, Dr Martens, Joules, British Heart Foundation, and Pure Electric Norwich** are in close proximity. The upper floors have recently been converted to 23 residential apartments. **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 would be suitable for office accommodation with fitting out works to be undertaken by the landlord in accordance with a tenant's required specification.

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
-------	-------------	------------

First Floor:

Ancillary	2,000 sq ft	185.8 sq m
-----------	-------------	------------

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

The property has an energy rating of C. Further 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

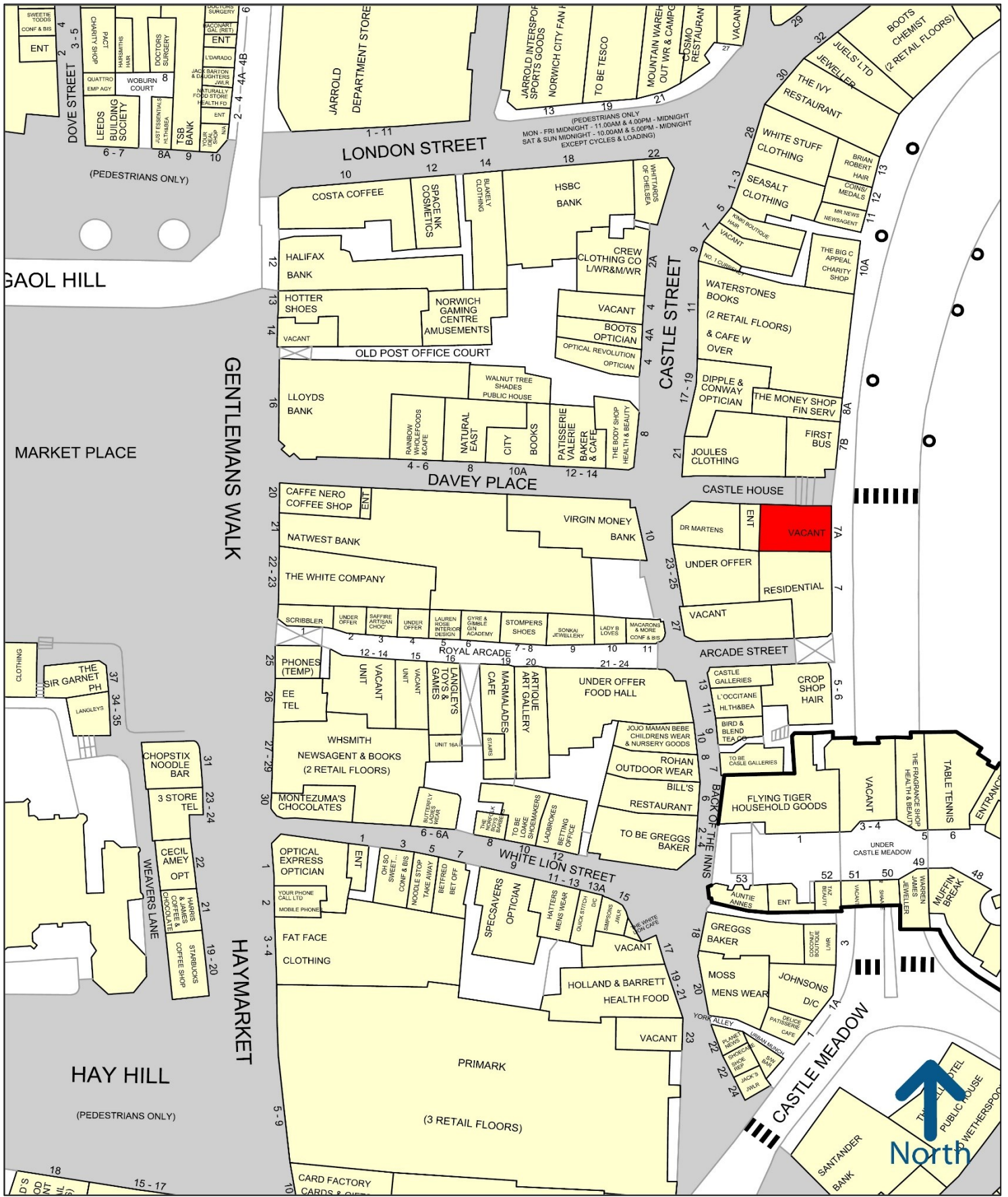
Contact: Francis Darrah
Tel: 01603 666630
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

May 2022

Tel 01603 666630 E-mail: info@fdarrah.co.uk
2 Redwell St, Norwich, NR2 4SE www.francisdarrah.co.uk

RETAIL



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hatfield, Hertfordshire, AL9 5BJ. Tel: 01707 636901 Fax: 01707 636907.

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.