

RETAIL

## 10 WHITE LION STREET NORWICH, NR2 1QA

### LOCATION

The property occupies a prime location on White Lion Street close to its junction with Gentleman's Walk, Back of the Inns and **Castle Quarter** (formerly **Castle Mall**). The property is located adjacent to **Ladbrokes Betting Office** and opposite **Specsavers**. Other retailers in the vicinity include **W H Smith**, **Game**, **Optical Express**, **Holland & Barrett** and **Greggs** plus a number of independent retailers including upmarket menswear **Hatters**.

### ACCOMMODATION

The premises comprise the following approximate dimensions and areas:-

<b>Net Frontage:</b>	15'11"	4.84 m
<b>Gross Frontage:</b>	21'6"	6.56 m

#### Ground Floor:

Total Sales	884 sq ft	82.14 sq m
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#### First Floor:

Total	416 sq ft	38.71 sq m
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#### Second Floor:

Total	507 sq ft	47.15 sq m
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### TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed. Rent on application.

FRANCIS  
**DARRAH**  
Chartered Surveyors

## CITY CENTRE SHOP TO LET

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £50,500 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 D. 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 joint sole agents:

#### Francis Darrah Chartered Surveyors

Contact: Carol Cooper  
Tel: 01603 666630  
Email: [carol@fdarrah.co.uk](mailto:carol@fdarrah.co.uk)

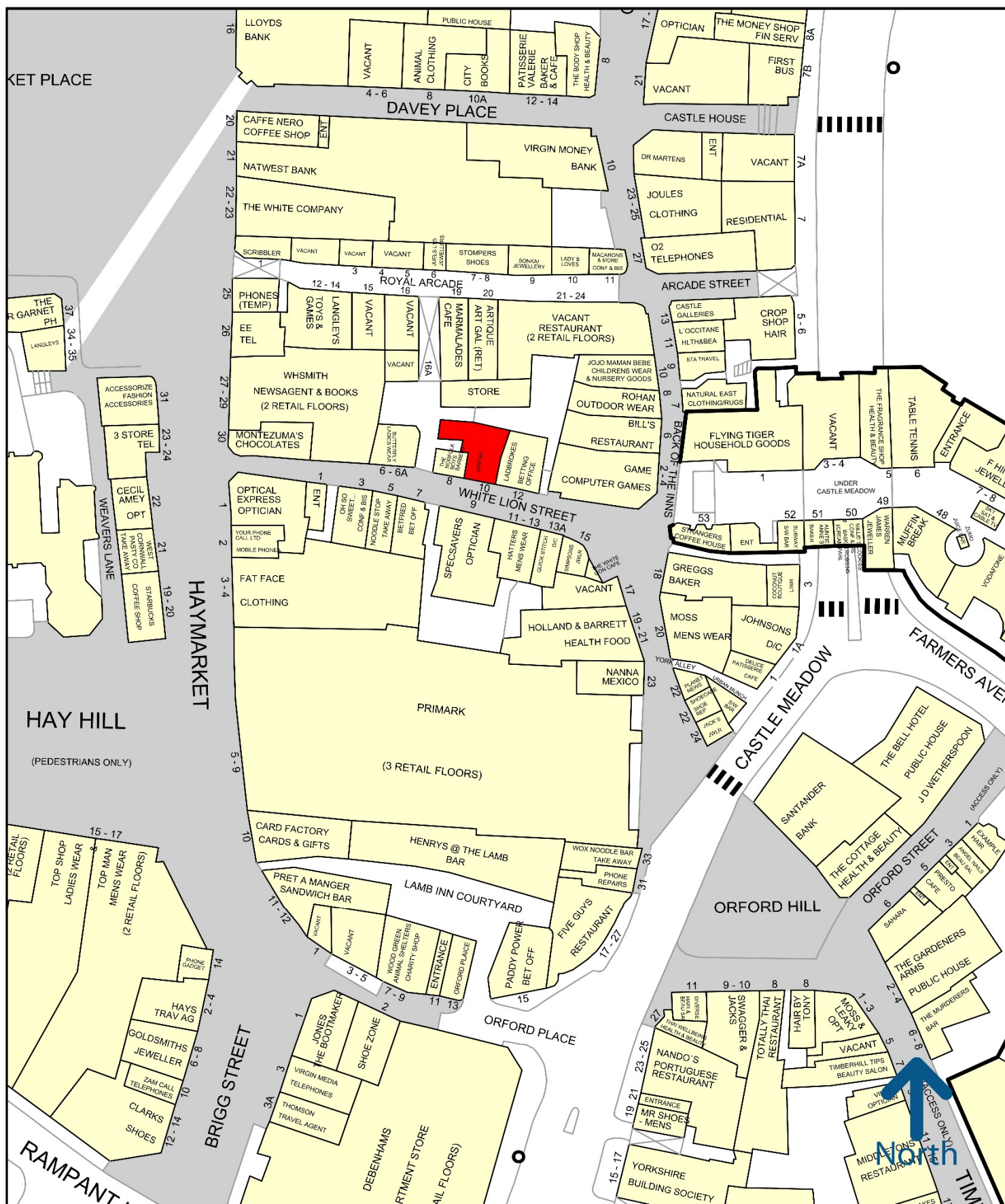
#### John Arkwright & Co

Contact: Bertie Arkwright  
Tel: 020 7495 7090  
Email: [bertie.arkwright@jarkwright.co.uk](mailto:bertie.arkwright@jarkwright.co.uk)

### SUBJECT TO CONTRACT

June 2020

**Tel 01603 666630 Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**  
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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.