



FRANCIS  
**DARRAH**  
 Chartered Surveyors

## CITY CENTRE SHOP TO LET

- SUITABLE FOR IMMEDIATE OCCUPATION
- FREEHOLD MAY BE AVAILABLE

### 4-6 DAVEY PLACE NORWICH, NR2 1PQ

#### LOCATION

The property is situated on Davey Place, a busy retail thoroughfare, which links the prime pitch of Gentleman’s Walk with Castle Street.

The property is situated close to the junction with Gentleman’s Walk and Norwich’s renowned Market Place, adjacent to **Lloyds Bank** and **Animal** and opposite **NatWest**.

Multiple retailers close by include **The White Company**, **Caffé Nero**, **Patisserie Valerie**, **Cath Kidston**, **The Body Shop** and **Virgin Money**. Other high quality independent retailers nearby include the flagship **Jarrold** Department Store.

#### ACCOMMODATION

The premises provide accommodation with the following approximate dimensions and areas:-

Gross Frontage	34’3”	10.44 m
Net Frontage	32’	9.75 m
Internal Width	34’	10.36 m
Shop Depth:	38’9”	11.81 m
<b>Ground Floor:</b>		
Sales	1,230 sq ft	114 sq m
<b>First Floor:</b>		
Sales/Storage	1,110 sq ft	103.12 sq m
Office	100 sq ft	9.29 sq m
<b>Basement:</b>		
Storage	900 sq ft	83.61 sq m



#### TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of £47,500 pax (plus VAT), subject to 5 yearly upward only rent reviews.

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £52,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

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

#### SUBJECT TO CONTRACT

Subject to vacant possession.

November 2019

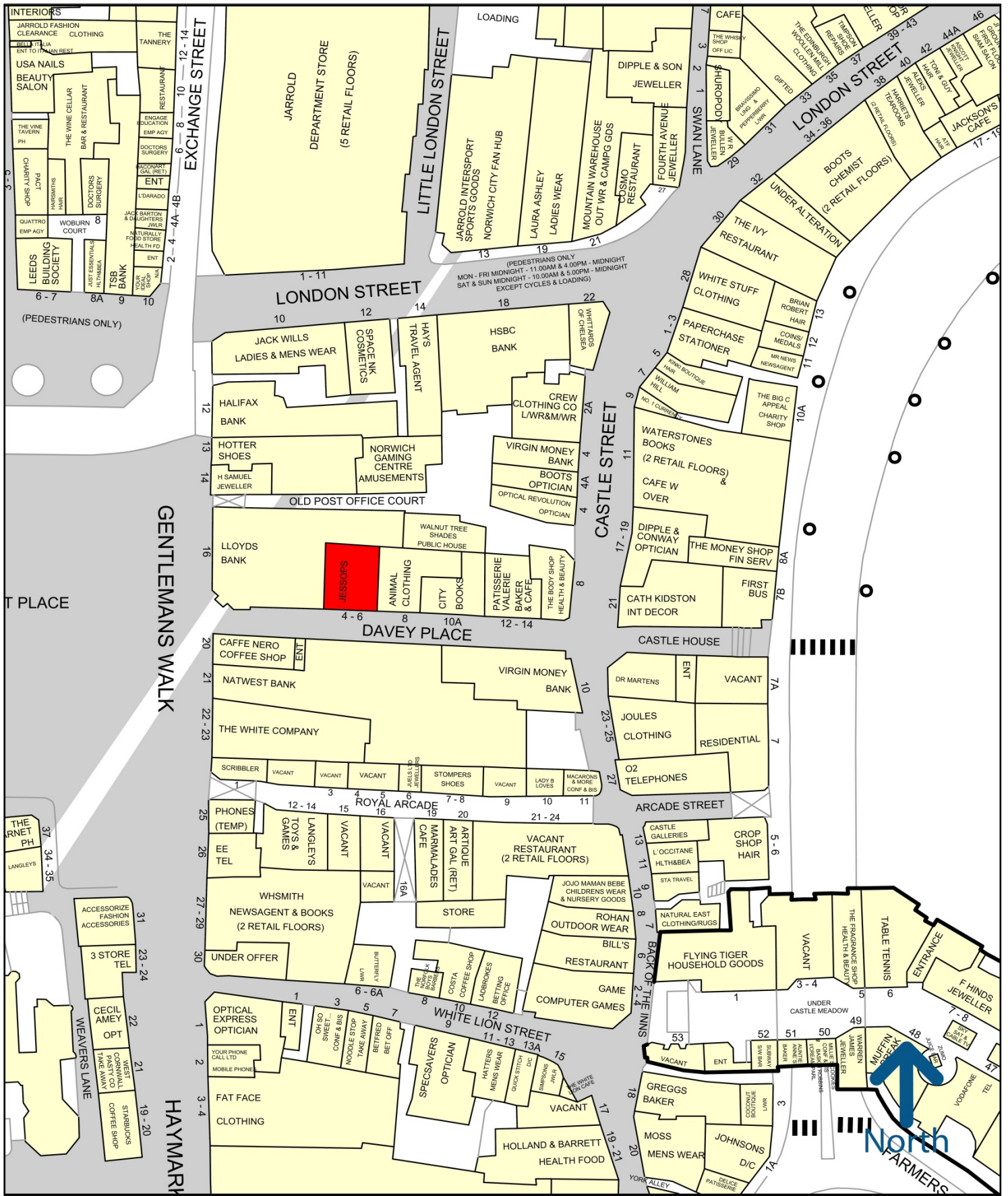
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**RETAIL**



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