



CITY CENTRE

SHOP TO LET

8 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 **City Bookshop** and **Rainbow Wholefoods** (opening Q1 2021) and opposite **NatWest**.

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

ACCOMMODATION

The property comprises ground floor and first floor with the following approximate dimensions and areas:-

Gross Frontage: 25' 7" 7.79 m

Ground Floor:

Sales 1,449 sq ft 134.7 sq m

First Floor:

Storage/Staff 1,244 sq ft 115.6 sq m

- **SUITABLE FOR IMMEDIATE OCCUPATION**
(Subject to vacant possession)
- **FREEHOLD MAY BE AVAILABLE**

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 **£45,000 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 a rating assessment of £41,750 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

SUBJECT TO CONTRACT

December 2020

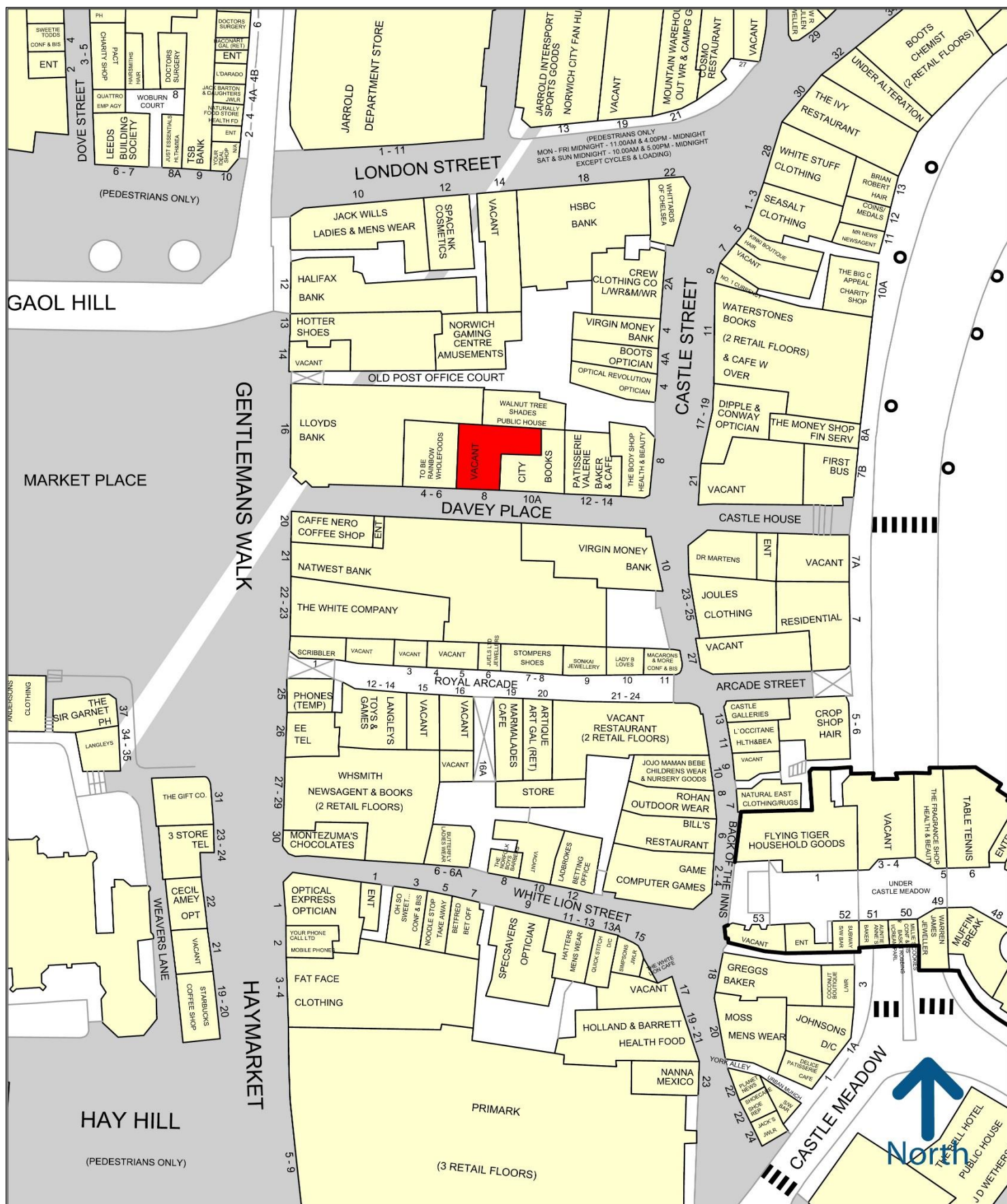
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RETAIL



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