

HIGHLY PROMINENT CITY CENTRE SHOP TO LET

**2-4 BACK OF THE INNS
NORWICH, NR2 1PT**

LOCATION

The property occupies a prime and highly prominent location in Back of the Inns with a long return frontage to White Lion Street and opposite the entrance to **Castle Quarter** (formerly **Castle Mall**). The property is located adjacent to **Bills** and opposite **Tiger**. Other retailers in the vicinity include **Primark**, **Greggs**, **Specsavers**, **Moss**, **WHSmith**, **Holland & Barrett**, **JoJo Maman Bébé** and **Rohan**.

ACCOMMODATION

The property comprises accommodation with the following approximate dimensions and areas:-

Frontage to Back of the Inns	31'8"	9.44 m
Return frontage to White Lion Street	52'	15.84 m
Internal Width	30'11" (max)	9.14 m
Shop Depth	58'7"	17.67 m

Ground Floor:

Sales 1,721 sq ft 159.8 sq m

Basement:

Ancillary 1,487 sq ft 138.1 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.

RENT

Rent on Application.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £105,000 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 sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah

Tel: 01603 666630

Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

January 2021

Tel 01603 666630

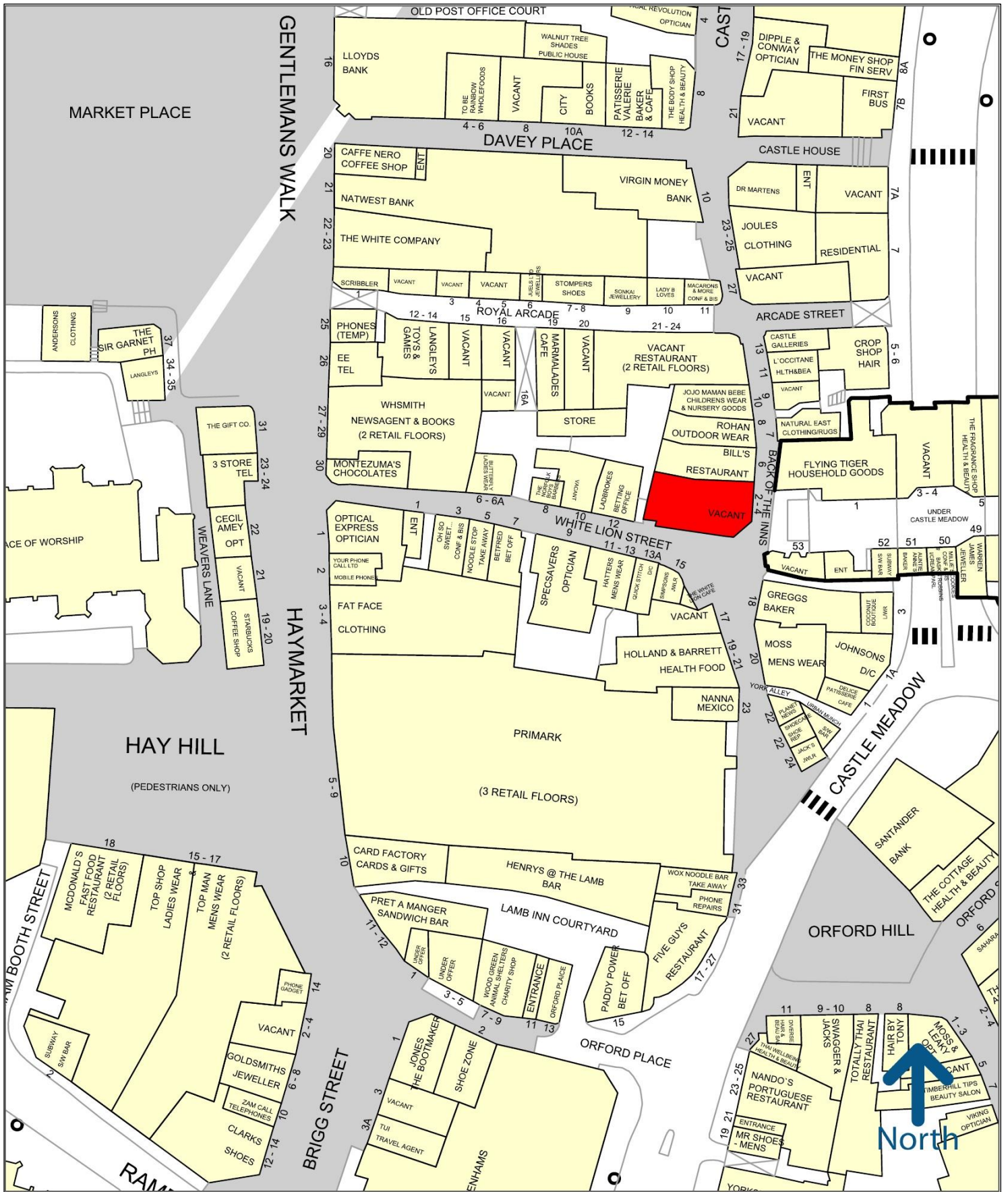
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RETAIL





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