

CITY CENTRE SHOP TO LET

Subject to vacant possession

9 BACK OF THE INNS NORWICH, NR2 1PT

LOCATION

This historic property occupies a prime pedestrianised location between the Royal Arcade and Castle Quarter (previously known as The Mall Shopping Centre). It is adjacent to **L'Occitane** and **Natural East** and close to other multiple retailers including **Jo Jo Maman Bebe**, **Rohan**, **Tiger**, **Joules**, **Game** and **Bills**.

ACCOMMODATION

This Grade II Listed building provides accommodation on ground, first and second floors with the following approximate dimensions and areas:-

Gross Frontage	5.61 m	18'5"
Net Frontage	4.70 m	15'5"
Internal Width (max)	5.08 m	16'8"
Shop Depth (max)	8.18 m	26'10"

Ground Floor:

Sales 39.01 sq m 420 sq ft

First Floor:

Sales/Ancillary 36.14 sq m 389 sq ft

Second Floor:

Ancillary 13.47 sq m 145 sq ft

Basement:

Access via hatch in floor.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £24,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.



TERMS

The property is available by way of a new lease for a length of term to be agreed on full repairing and insuring terms at a commencing rental of £35,000 pax (plus VAT if applicable) subject to 5 yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further details are available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through sole agents:-

Francis Darrah Chartered Surveyors

Contact: Carol Cooper

Tel: 01603 666630

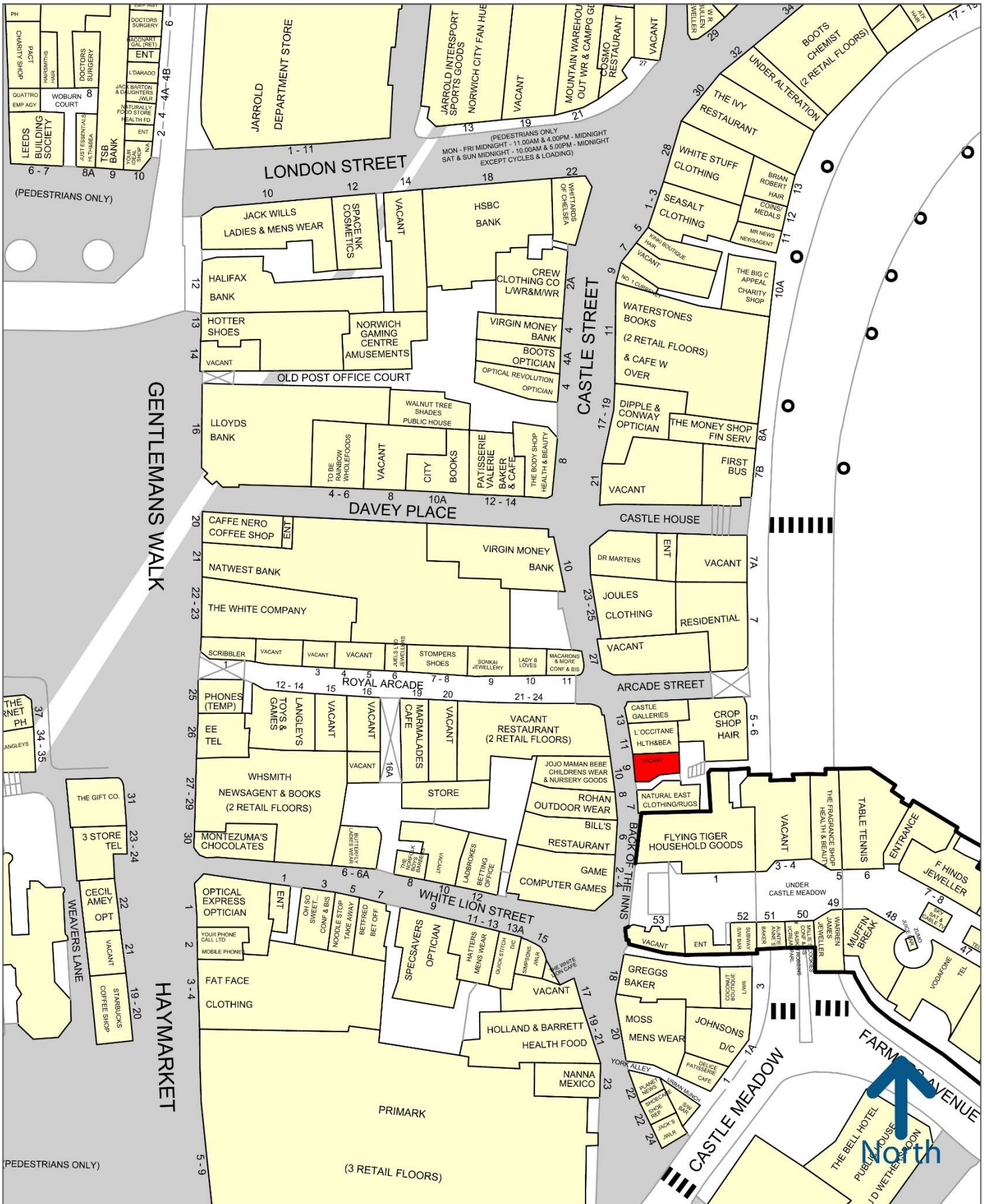
E-mail: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

January 2021

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RETAIL



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