



FRANCIS  
**DARRAH**  
Chartered Surveyors

## CITY CENTRE SHOP TO LET

**REDUCED RENT**

### 7 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 Castle Mall). It is adjacent to **Tiger** and close to other multiple retailers including **JoJo Maman Bébé, Rohan, Joules, and Bills**.

#### ACCOMMODATION

The property comprises ground floor retail and a small amount of ancillary with first floor stock and staff facilities, together with a first and second floor flat and has the following approximate dimensions and areas:-

Internal Width	15'6"	4.72 m
(widening to)	18'0"	5.49 m
Shop Depth (max)	38'7"	11.76 m

#### Ground Floor:

Sales 644 sq ft 59.83 sq m

#### First Floor:

Ancillary 359 sq ft 33.35 sq m

**First/Second Floor:** 2 bedroom flat

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £32,750 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

#### TERMS

The property is available, subject to vacant possession, 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 **£39,500 pax** (plus VAT if applicable) subject to 5 yearly upward only rent reviews.

#### ENERGY PERFORMANCE CERTIFICATE

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

Email: [carol@fdarrah.co.uk](mailto:carol@fdarrah.co.uk)

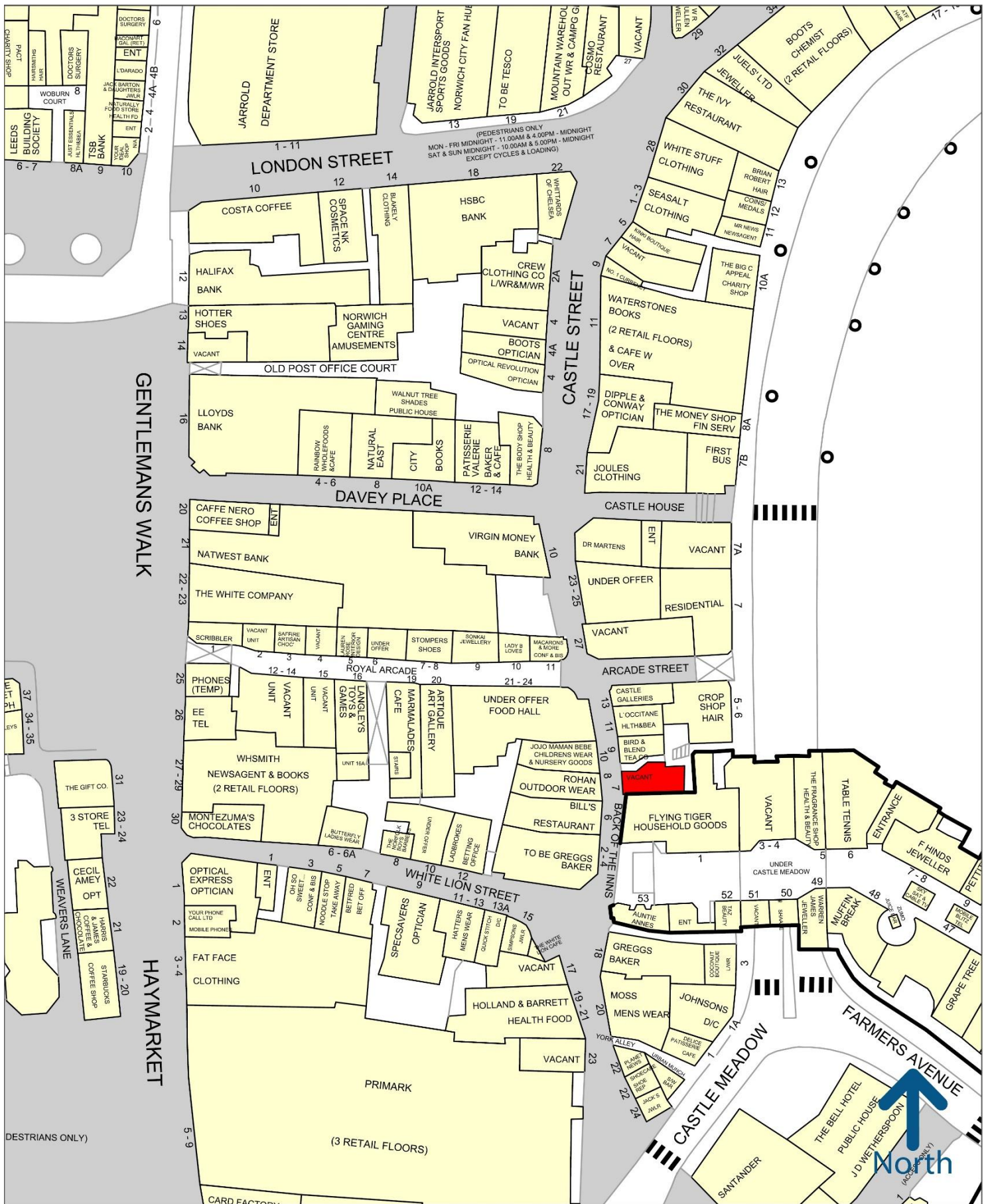
#### SUBJECT TO CONTRACT

April 2022

**Tel 01603 666630**  
**2 Redwell Street, NR2 4SN**

**Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**  
**[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)**

**RETAIL**



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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.