



CITY CENTRE SHOP TO LET

Due to Relocation



RETAIL

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 £45,000 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

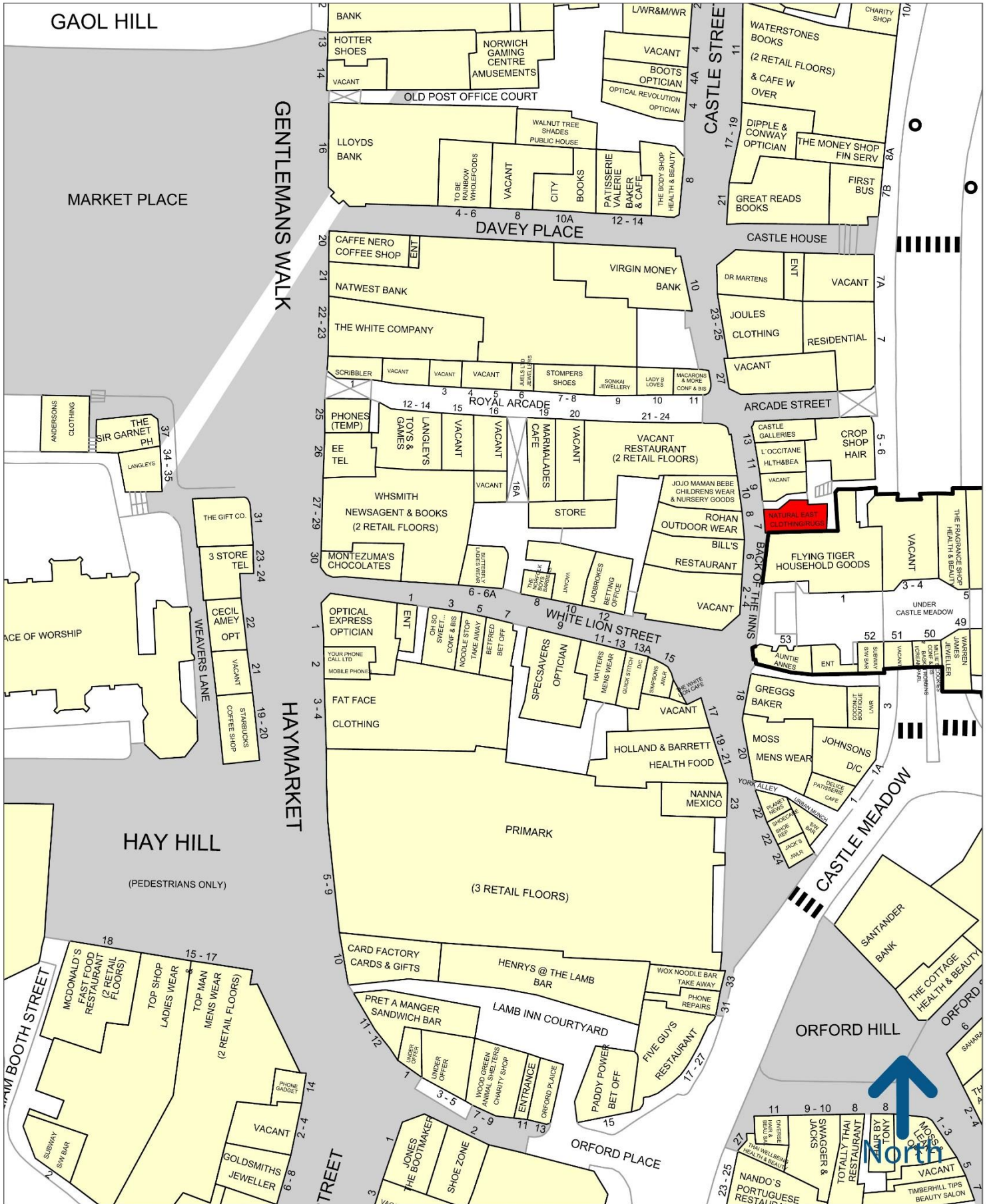
Contact: Carol Cooper
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SUBJECT TO CONTRACT

February 2021

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