

CITY CENTRE SHOP TO LET

5 CASTLE STREET, NORWICH, NR2 1PB

LOCATION

The property is situated within the city centre's prime shopping in Castle Street at its junction with London Street. This location has one of the busiest footfalls in the city and in addition to numerous national multiple retailers benefits from very strong local independent retailers which makes Norwich a unique shopping destination.

Multiple retailers nearby include **Seasalt, White Stuff, Crew Clothing, Waterstones, Joules, The Ivy and Tesco**. High quality independent retailers nearby include **Bullens Jewellers, Blakely, Juels**, and the flagship **Jarrold** department store.

ACCOMMODATION

The property has ground and first floors with the following approximate areas:-

Ground Floor:			
Sales	594 sq ft	55.1 sq m	
First Floor:			
Sales	331 sq ft	30.7 sq m	

There is additional first floor space, leased by the previous tenant from the owner of the adjacent property (178 sq ft approx.) which is outside the Landlord's ownership. The sole access to this area is from 5 Castle Street. Further detail is available on request.

TENURE

The property is being offered by way of a new full repairing and insuring lease on a length of term to be agreed at a rental of **£37,500** pax, 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 £42,250 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 C. 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

July 2022

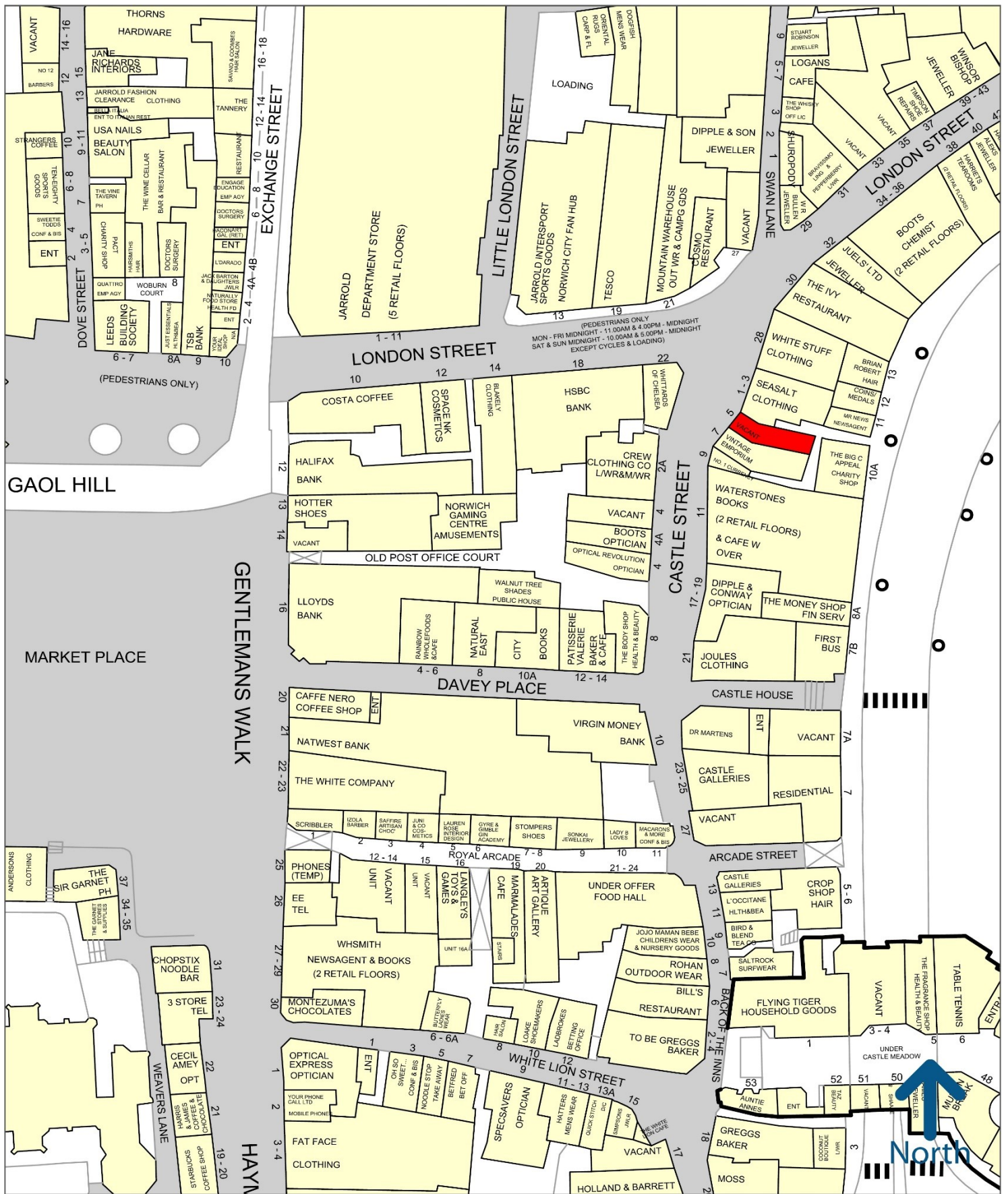
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RETAIL



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