



## 96-98 THE PADDOCKS, OLD CATTON, NORWICH, NR6 7HS

### LOCATION

Old Catton is an expanding suburb of Norwich located approximately 4 miles north of the city centre. The premises form part of the popular Paddocks shopping centre located at the junction of the Buxton and Spixworth roads, in close proximity to the Northern Broadway (A1270).

The Paddocks is anchored by a **Morrisons** supermarket and provides 190 car parking spaces and secure rear servicing facilities. Other national retailers include **Lloyds Pharmacy**, **Sue Ryder** and **Mencap** together with a number of independent traders.

### ACCOMMODATION

The property is adjacent to the entrance into the Morrisons supermarket and provides an open plan ground floor sales area with storage, kitchen and wc facilities at the rear with the following approximate NIA areas:-

#### Ground Floor:

Sales	1,661 sq ft	154.3 sq m
Storage	273 sq ft	25.4 sq m
Kitchenette/wc	91 sq ft	8.4 sq m
<b>TOTAL</b>	<b>2,025 sq ft</b>	<b>188.1 sq m</b>

### TENURE

The property offered by way of a new full repairing and insuring lease, for a length of term to be agreed, at a rent of **£27,500 pa** exclusive of VAT, rates and service charge.

**Tel: 01603 666630**

1 Bank Plain, Norwich, NR2 4SF

FRANCIS  
**DARRAH**  
Chartered Surveyors

## LARGE SHOP TO LET



### PLANNING

Class E but interested parties are invited to check that their intended use is acceptable to Norwich City Council.

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£23,500** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

### ENERGY PERFORMANCE CERTIFICATE

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: Graham Mackintosh

Tel: 01603 666630

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

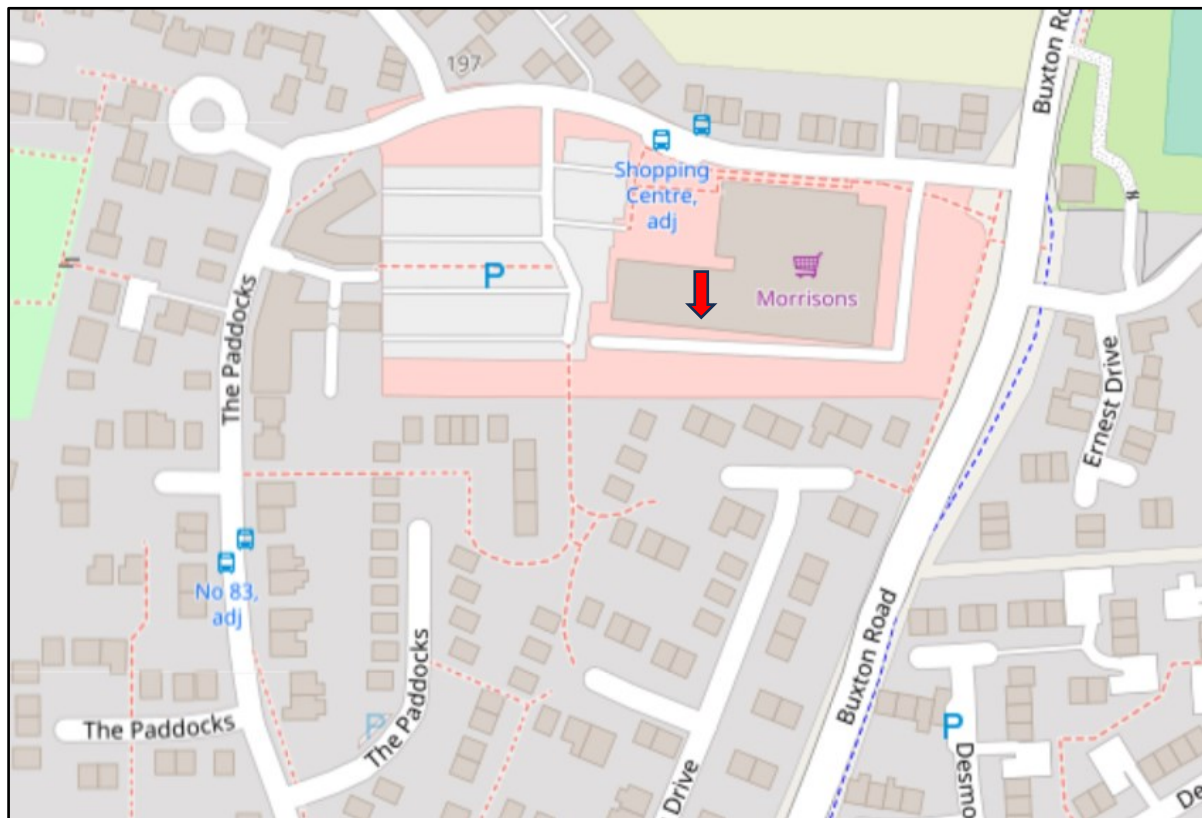
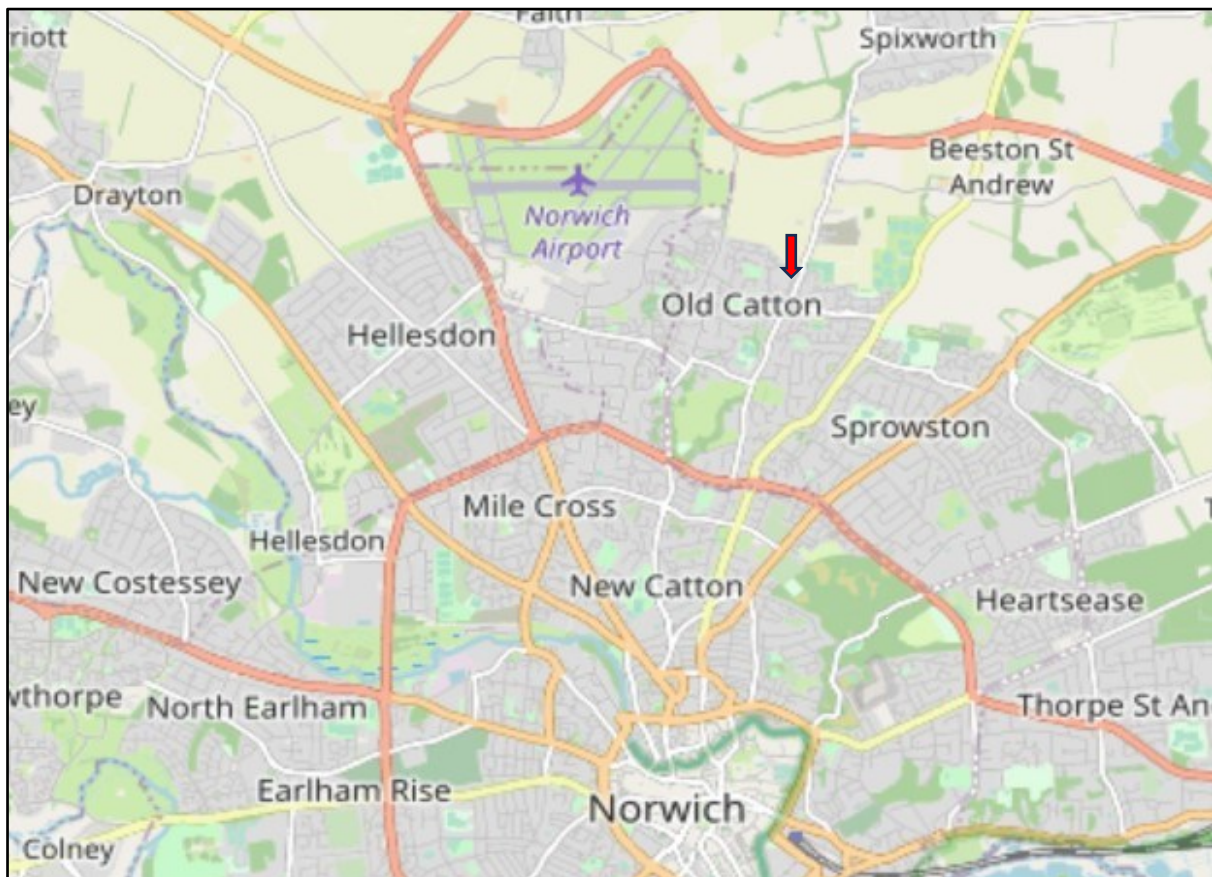
### SUBJECT TO CONTRACT

September 2023

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

[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)

RETAIL



Francis Darrah Chartered Surveyors 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.