



FRANCIS  
**DARRAH**  
Chartered Surveyors

## SHOP TO LET REDUCED RENT



### 4b CASTLE STREET NORWICH, NR2 1PD

#### LOCATION

The property is situated in Castle Street within the city centre's prime shopping linking London Street, Gentlemans Walk and Back of the Inns and has one of the busiest footfalls in the city being on the tourist route to Norwich Cathedral and the Lanes, Norwich's independent retail quarter.

Adjacent to **Crew Clothing** and **Boots Opticians** the property also benefits from being opposite **Waterstones** and independent opticians **Dipple & Conway**. Nearby occupiers include **The Ivy, White Stuff, Seasalt, Joules, Dr Martens, The Body Shop** and **Whittards of Chelsea**.

#### ACCOMMODATION

The property provides accommodation on ground floor, first floor and second floor and we understand the approximate areas are as follows:-

<b>Ground Floor:</b>	764 sq ft	70.97 sq m
<b>First Floor:</b>	654 sq ft	60.75 sq m
<b>Second Floor:</b>	288 sq ft	26.75 sq m

#### 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 **£43,000 pax** (+ VAT if applicable), subject to 5 yearly upward only rent reviews.

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.

**Tel: 01603 666630**

1 Bank Plain, Norwich, NR2 4SF

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of £37,000. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E. 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 joint sole agents:-

#### Francis Darrah Chartered Surveyors

Contact: Carol Cooper  
Tel: 01603 666630  
Email: [carol@fdarrah.co.uk](mailto:carol@fdarrah.co.uk)

#### Four & Co

Contact: Gareth Storer/Callum Mortimer  
Tel: 07889 782831/07714 145 932  
Email: [gareth.storer@fourandco.uk](mailto:gareth.storer@fourandco.uk)  
[callum.mortimer@fourandco.uk](mailto:callum.mortimer@fourandco.uk)

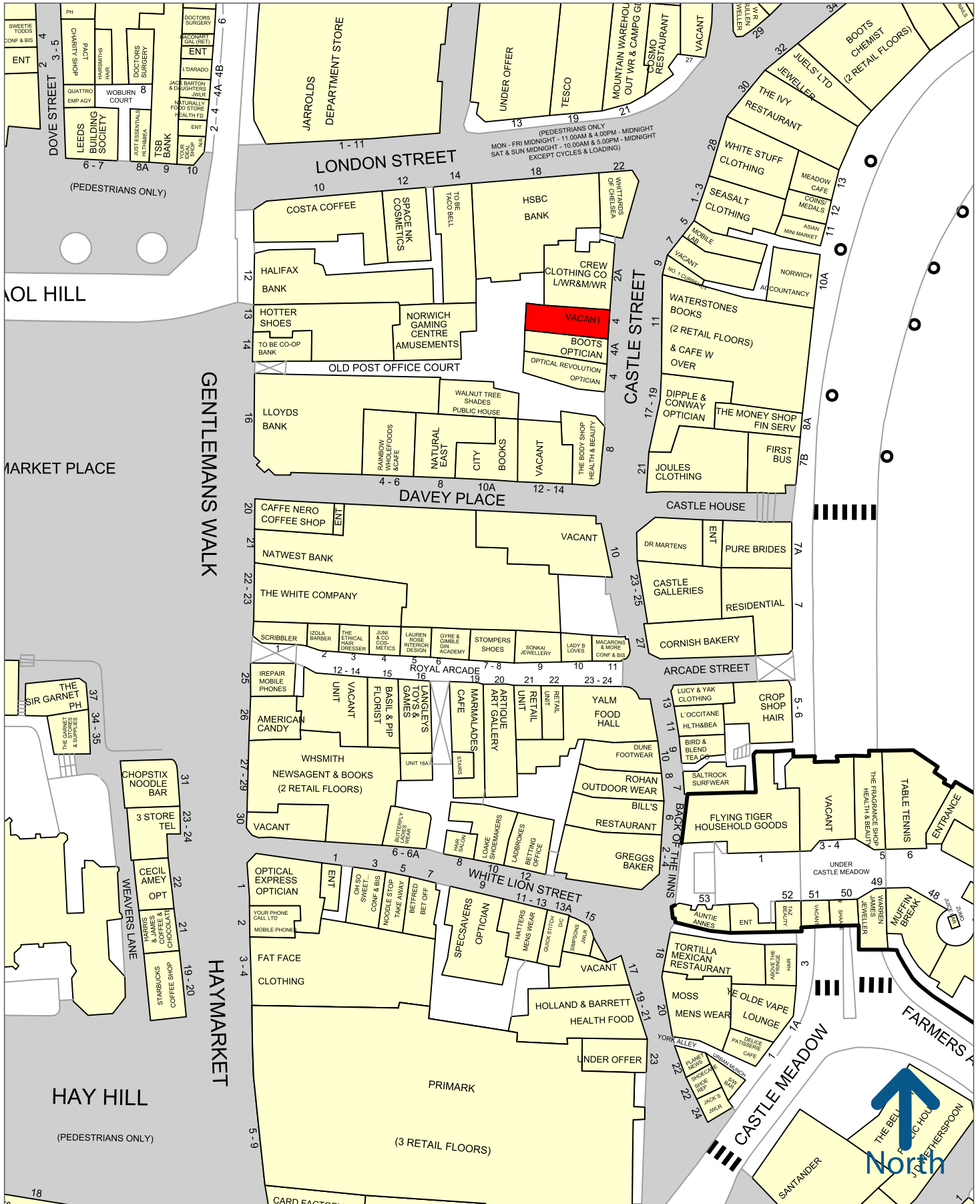
#### SUBJECT TO CONTRACT

January 2024

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

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

RETAIL



50 metres  
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Experian Goad Plan Created: 12/01/2024  
Created By: Francis Darrah

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