



FRANCIS  
**DARRAH**  
Chartered Surveyors

## CITY CENTRE SHOP/OFFICE TO LET

### 2a UPPER KING STREET NORWICH, NR3 1HA

#### LOCATION

The property is centrally located within Norwich's professional office quarter, a short walk from Norwich railway station and close to numerous bus stops serving the city and the surrounding area. Norwich's extensive cultural, leisure and shopping facilities are all close by.

Other occupiers nearby include **Strutt & Parker**, **Norwich School**, **School of English**, **Humberts**, **Hansells Solicitors**, **Zizzi**, and **Melville and Sons**.

#### ACCOMMODATION

The property provides accommodation on first, second and third floors with the following approximate areas:-

##### Ground Floor:

Sales	1,601 sq ft	148.7 sq m
Kitchen/Staff	143 sq ft	13.3 sq m
Store	39 sq ft	3.6 sq m

##### First Floor:

Offices	760 sq ft	70.6 sq m
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#### TENURE

The property is being offered by way of a new full repairing and insuring lease on a length for a length of term to be agreed at a commencing rental of **£40,000 pax** (+ VAT if applicable).

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of £24,500 with effect from 5 September 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 joint sole agents:-

#### Francis Darrah Chartered Surveyors

Contact: Francis Darrah  
Tel: 01603 666630  
Mob: 07900 606 331  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

#### SUBJECT TO CONTRACT

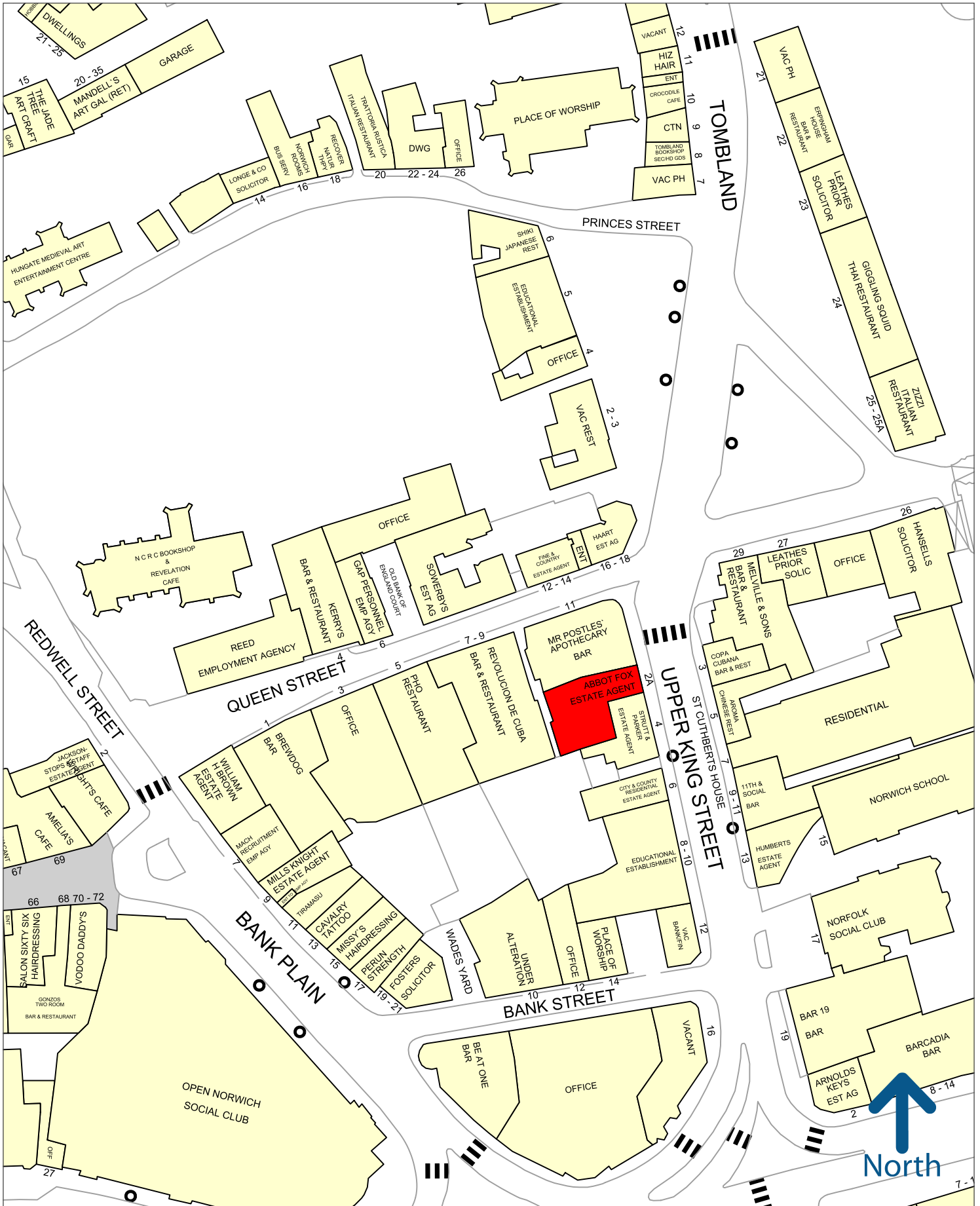
April 2025

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RETAIL



50 metres

Experian Goad Plan Created: 24/04/2025  
Created By: Francis Darrah