

CITY CENTRE

SHOP TO LET

7 CASTLE STREET, NORWICH, NR2 1PB

LOCATION

The property is situated within the city centre's prime shopping in Castle Street close to the junction with London Street. This location has one of the busiest footfalls in the city centre close to numerous national multiple retailers which include **Seasalt, White Stuff, Crew Clothing, Waterstones, Joules, Whittards, and Jarrolds**. Other occupiers include **Kokoro, The Ivy, Costa Coffee** and **Taco Bell** close by.

ACCOMMODATION

The property provides accommodation at ground floor (the first floor has been voided) with the following approximate areas:-

Ground Floor:

Sales	632 sq ft	58.7 sq m
Store Room/Kitchen	110 sq ft	10.2 sq m
WC	-	-
Total	742 sq ft	68.9 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 **£35,000** 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 £27,250 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 D. 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
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Email: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

June 2025

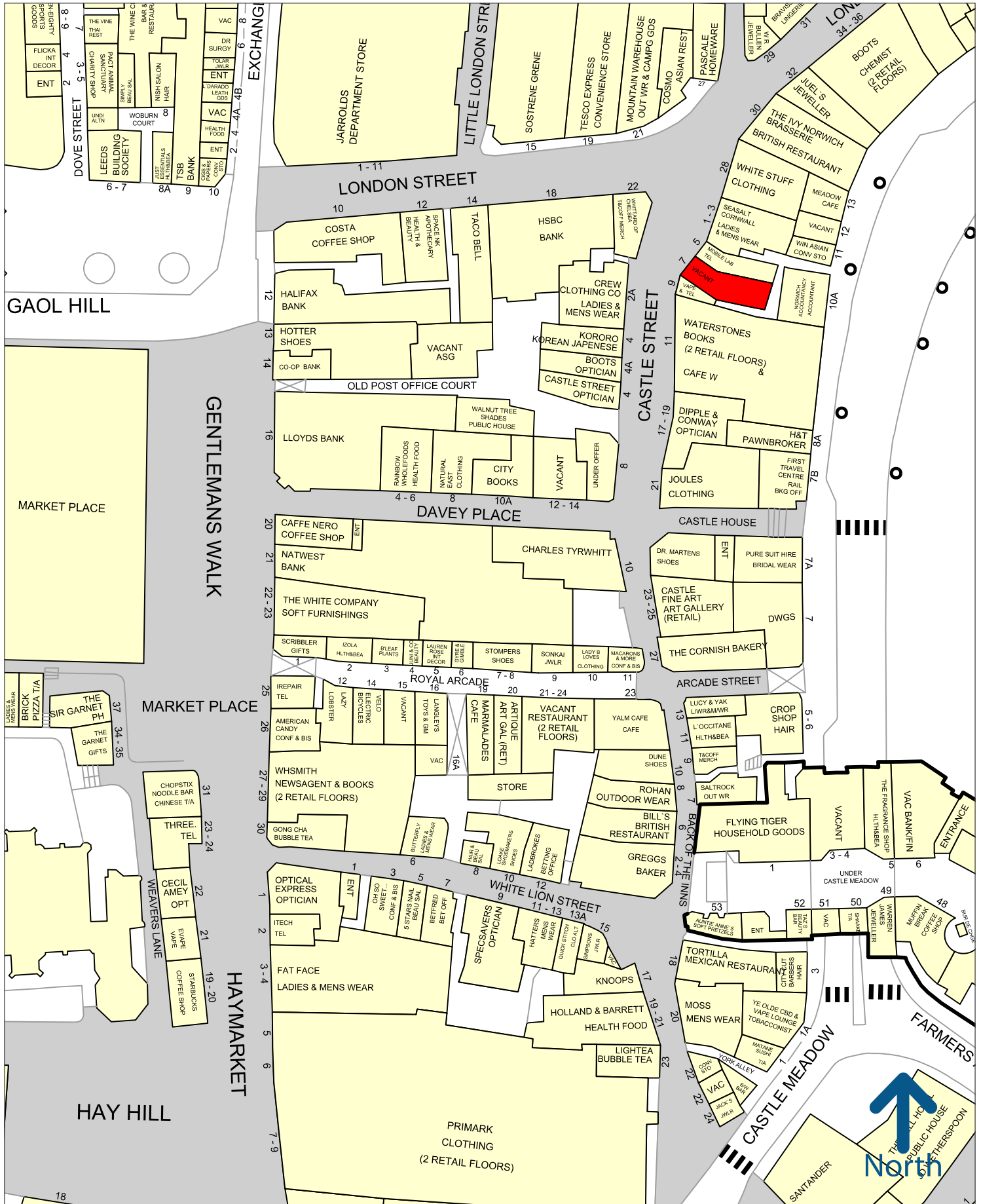
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RETAIL



50 metres

Experian Goad Plan Created: 12/06/2025
Created By: Francis Darrah