



FRANCIS
DARRAH
Chartered Surveyors

CITY CENTRE REFURBISHED SHOP TO LET



12-14 DAVEY PLACE, NORWICH, NR2 1PQ

LOCATION

Davey Place is situated in the heart of Norwich city centre a busy retail street linking **Castle Meadow**, **Castle Street** and prime **Gentleman's Walk**. Many tourists arriving by coach/bus use Davey Place as the most convenient route to the historic **Market Place**.

Nearby occupiers include **Caffé Nero**, **Charles Tyrwhitt** (opened summer 2024 in the unit opposite 12/14), **NatWest**, **Joules**, **Dr Martens**, **Waterstones**, **Cornish Bakery** and **Seasalt**. Destination businesses close by include **Dipple & Conway** premium opticians and audiologists, **Rainbow Wholefoods**, **Natural East**, **City Books** and **EACH**. Norwich's iconic **Royal Arcade** is also very close by.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Net Frontage	9.91 m	32'6"
Internal Width	10.41 m	34'3"
Max Shop Depth	12.06 m	39'8"
Ground Floor:		
Sales	111.29 sq m	1,198 sq ft
Accessible WC		
First Floor:		
Sales/ancillary	92.06 sq m	991 sq ft
Second Floor		
Ancillary	71.07 sq m	765 sq ft
Third Floor		
Ancillary	24.81 sq m	267 sq ft

The property has the benefit of 2 car parking spaces.

TENURE

The property is offered by way of a full repairing and insuring lease, for a length of term to be agreed, at a rental of **£47,500 pax** (+ VAT if applicable), subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£33,500** with effect from 1 April 2023. 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 2025

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.

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RETAIL

