



**FRANCIS
DARRAH**
Chartered Surveyors

CITY CENTRE SHOP FOR SALE with vacant possession



15/15A LOWER GOAT LANE NORWICH, NR2 1EL

LOCATION

Lower Goat Lane is a pedestrianised street close to the junction with Gentleman's Walk, Guildhall Hill and London Street. It is in the heart of the independent quarter known as Norwich Lanes. Norwich Lanes is Norwich's "point of difference" and complement the typical High Street brands elsewhere in the city centre. Jarrolds department store is located nearby and is widely regarded as the flagship independent store in Norwich.

ACCOMMODATION

The property has the following approximate net areas:-

Ground Floor :

Sales	523 sq ft	48.5 sq m
Kitchen	207 sq ft	19.2 sq m

First Floor:

Sales Stock	454 sq ft	42.2 sq m
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TENURE

Freehold.

PLANNING

The property was previously used as a restaurant and is suitable for a variety of uses within Use Class E, including restaurant/café, retail shop and financial and professional services.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£25,750** with effect from 1 April 2023.

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.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E. Further details are available upon request.

VAT

The property is not elected for VAT. VAT will be not be charged on the sale.

PROPOSAL

Offers are invited in the region of £325,000 for the freehold of the property.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

VIEWING

Strictly by appointment through joint sole agents.

Francis Darrah Chartered Surveyors

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SUBJECT TO CONTRACT

September 2025

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RETAIL

