



FRANCIS
DARRAH
Chartered Surveyors

CITY CENTRE SHOP TO LET



8 DAVEY PLACE NORWICH, NR2 1PQ

LOCATION

The property is situated on Davey Place, a busy retail thoroughfare, which links the prime pitch of Gentleman's Walk with Castle Street.

The property is situated close to the junction with Gentleman's Walk and Norwich's renowned Market Place, adjacent to **Rainbow Wholefoods**, opposite **NatWest**, **Caffe Nero** and **Charles Tyrwhitt**.

Multiple retailers close by include **The White Company**, **EACH**, **Crew Clothing**, **Waterstones** and **Joules**. Other high quality independent retailers nearby include the flagship **Jarrols Department Store**.

ACCOMMODATION

The property comprises ground floor and first floor with the following approximate dimensions and areas:-

Internal Width:	23'11"	7.28 m
	widening to	widening to
	49'6"	15.08 m
Shop Depth	42'6"	12.9 m
Ground Floor:		
Sales	1,418 sq ft	131.7 sq m
First Floor:		
Stock/Office	1,406 sq ft	130.6 sq m
Cloakroom	60 sq ft	5.5 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 commencing rental of **£45,000 pax** (+ VAT if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£35,750** 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 B. 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
Mob: 07900 606 331
Email: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

November 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.

Tel: 01603 666630

1 Bank Plain, Norwich, NR2 4SF

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL

