

CITY CENTRE SHOP TO LET

**HALF PRICE RENT
FOR THREE YEARS!**

7 CASTLE STREET, NORWICH, NR2 1PB

LOCATION

The property occupies an excellent location in the heart of Norwich's retail area, adjacent to Kinki Hairdressers close to a large number of multiple retailers including Kew, Gap, Russell & Bromley, HSBC, Waterstones, The Body Shop, Cycle Republic, Stead & Simpson and Habitat.

ACCOMMODATION

The property provides accommodation on ground floor only. Prior to the current tenant's shop fitting works the property was measured to be as follows:

Gross Frontage:	4.10 m	13'7"
Net Frontage:	3.78 m	12'5"
Internal Width -front	3.96 m	13'
rear	4.54 m	14'11"
Shop Depth:	17.68 m	58'
Sales Area	75 sq m	816 sq ft

There is a single w.c. at the rear of the property.

TENURE

The property is available by way of a new lease for a minimum of 6 years at a rent of £27,500 pax for the first three years, on full repairing and insuring terms and subject to a rent review after 3 years to open market rental value.

RATEABLE VALUE

We understand from our verbal enquiries of Norwich City Council that as at the 13th March 2008 the property has the following rateable value:

£34,000

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

VIEWING

Strictly by appointment through joint agents:

Francis Darrah Chartered Surveyors

Contact: Carol Cooper
Tel: 01603 666630
e-mail: carol@fdarrah.co.uk

or

Brown & Co

Contact: Andy Evans/Lucy McNamara
Tel: 01603 629871
e-mail: a.evans@brown-co.com/
l.mcnamara@brown-co.com

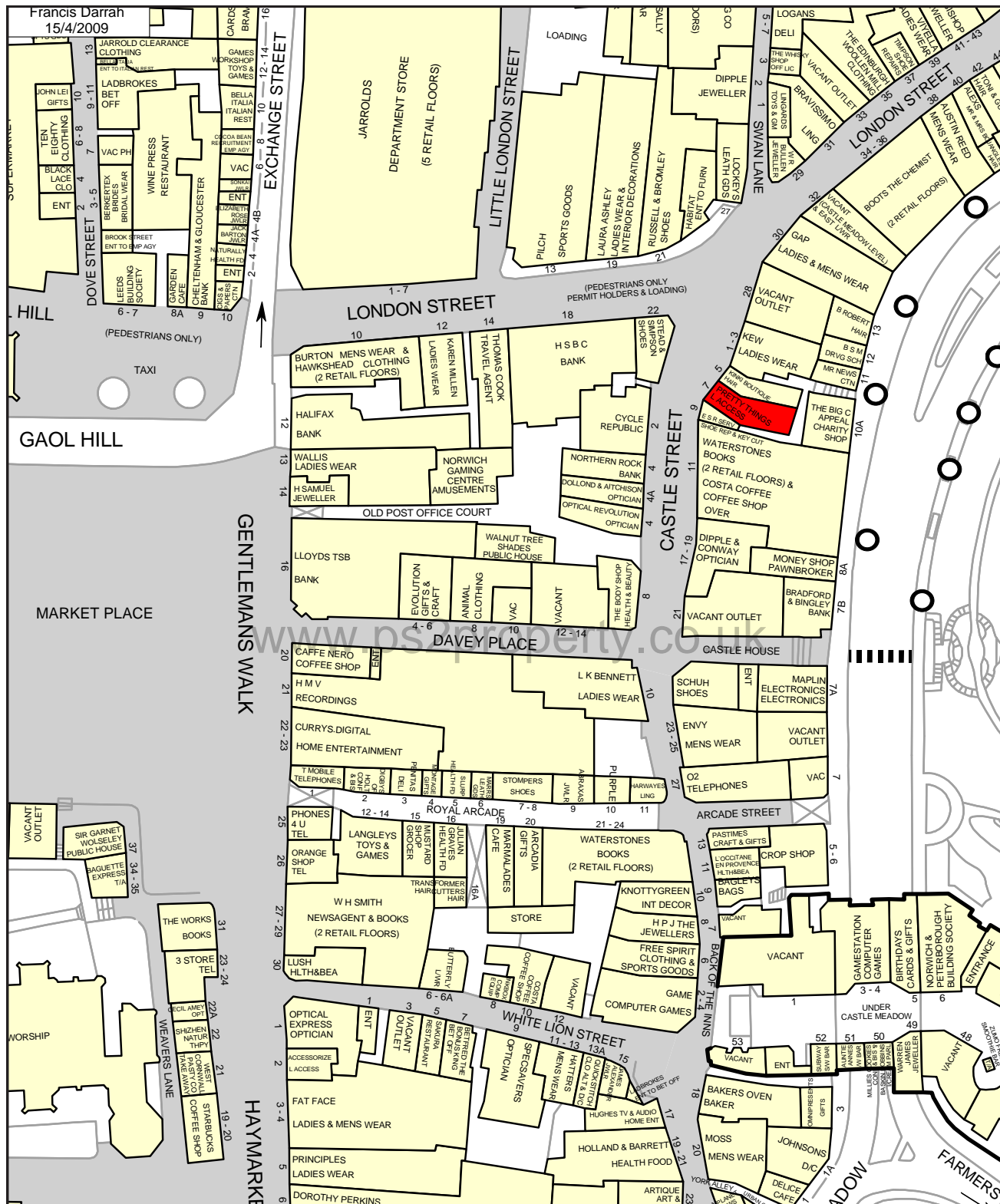
SUBJECT TO CONTRACT

April 2009

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