



7 CASTLE STREET, NORWICH, NORFOLK, NR2 1PB CITY CENTRE RETAIL UNIT

- Prominent position in the centre of Norwich
- Open plan ground floor
- Suitable for alternative uses s.t.p

TO LET £37,000 | 74.4 sq m (801 sq ft)

Anna Smith
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BROWN & CO

Property and Business Consultants
brown-co.com

Location

The unit is located in the increasingly popular Castle Street close to the junction with London Street.

Nearby occupiers include Waterstones, Sea Salt, Crew Clothing, Joules and Whittards amongst many others.

Description

The property comprises a ground floor retail unit with an open-plan sales area and small store and WC at the rear.

There is currently no access to the first floor. However, stairs could be constructed to increase the floor area.

Accommodation

The property provides the following net internal floor area:

Gross External Frontage	4.34 m	14'
Net Internal Width (maximum)	4.56 m	15'
Shop Depth	12.64 m	42'
Sales Area	64.5 sq m	694 sq
Store room/ Kitchen	9.9 sq m	107 sq
WC	-	-
Total NIA	74.4 sq m	801 sq

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Shop & premises
Rateable Value	£27,250
Rates payable for 2024/2025	£13,598

Tenure

The Property is available by way of a new full repairing and insuring lease for an initial rent of **£37,000 per annum**.

VAT

It is understood that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of D(85).

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

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Brown & Co

The Atrium

St George's Street

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