

## CITY CENTRE SHOP TO LET



### 38 LONDON STREET & 15 CASTLE MEADOW NORWICH, NR2 1LD

#### LOCATION

The property is situated on London Street, a busy retail thoroughfare, with a second frontage onto Castle Meadow. The property is adjacent to **Boots**, both on London Street and Castle Meadow and **Alex Jewellers** on London Street and **ATF Hair** on Castle Meadow. Other national multiple occupiers in the vicinity include **Cosy Club**, **Winsor Bishop**, **Bravissimo** and **The Ivy**.

#### ACCOMMODATION

The property is currently fully fitted as a café. The two sales floors are linked by a sales staircase. The property has the following approximate net areas:-

##### Ground Floor (London Street):

Sales	1,266 sq ft	117.61 sq m
Vault	133 sq ft	12.36 sq m

##### Ground Floor (Castle Meadow Level):

Sales	1,222 sq ft	113.52 sq m
-------	-------------	-------------

##### First Floor:

Stock/Kitchen	1,102 sq ft	102.38 sq m
---------------	-------------	-------------

##### Second Floor:

Office/Store	344 sq ft	31.96 sq m
--------------	-----------	------------

##### Basement

Stock	591 sq ft	54.90 sq m
-------	-----------	------------

#### TENURE

The property is available by way of an assignment of the current existing lease which expires on 28 September 2027 at a rental of **£65,000** pax (+ VAT if applicable), on full repairing and insuring terms.

A sub-lease for the residue of the term may be available. Terms on application.

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£71,000** and with effect from 1 April 2023 will have a rating assessment of **£60,500**. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. 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 as **STAFF UNAWARE**:

#### Francis Darrah Chartered Surveyors

Contact: Francis Darrah  
Tel: 01603 666630  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

**SUBJECT TO CONTRACT**

February 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.

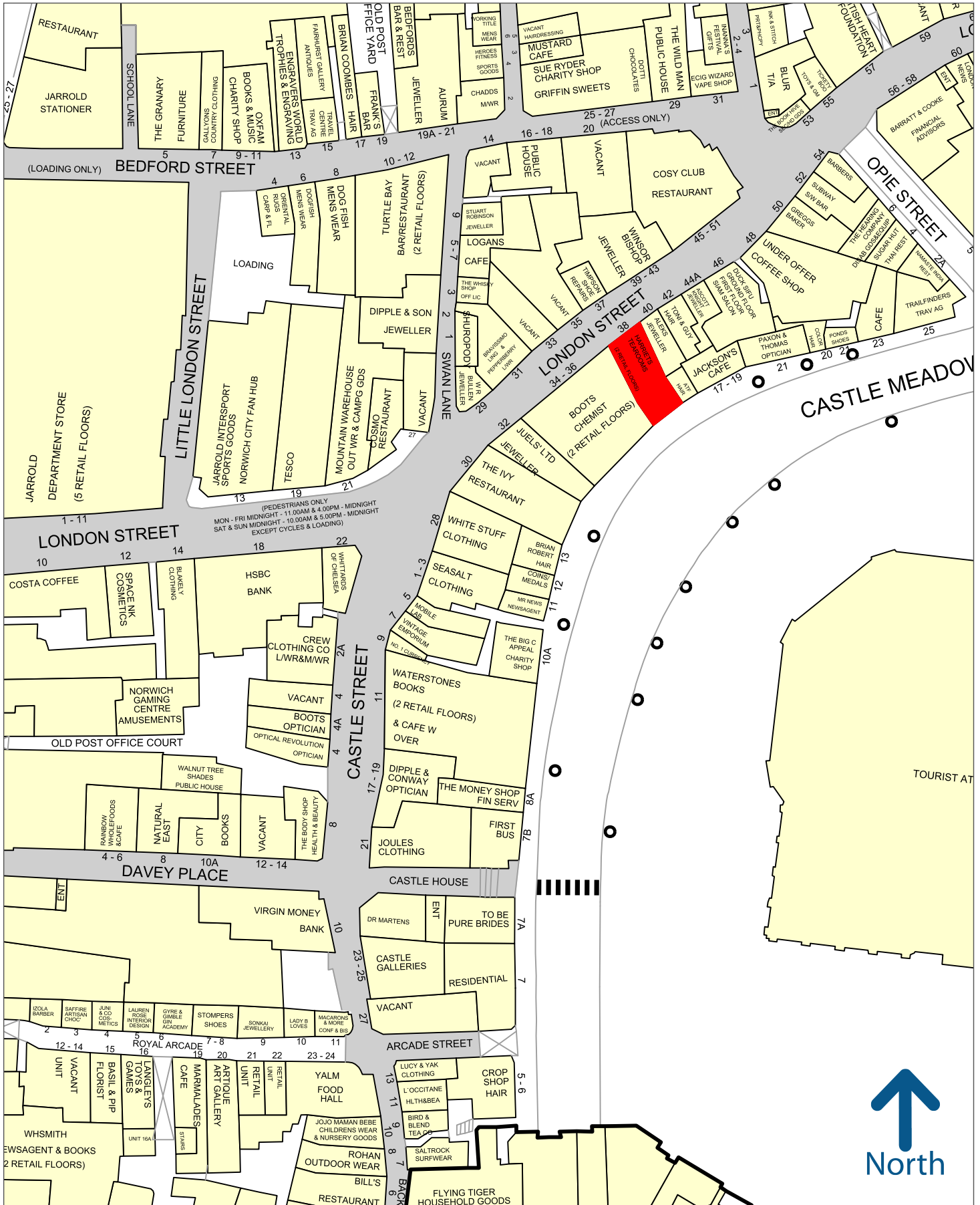
**Tel: 01603 666630**

2 Redwell Street, Norwich, NR2 4SE

**Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**

**[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)**

RETAIL



50 metres  
Copyright and confidentiality Experian, 2022. © Crown  
copyright and database rights 2022. OS 100019885



Experian Goad Plan Created: 09/02/2023  
Created By: Francis Darrah

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011