

CITY CENTRE SHOP TO LET (may sell)



12-14 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.

Davey Place comprises a mix of national occupiers, **Caffé Nero** and **NatWest** and destination businesses, **Rainbow Wholefoods**, **Natural East** and **City Books**.

The property is highly visible from Castle Street close to **Dr Martens**, **Joules**, **Waterstones** and **Crew Clothing**.

ACCOMMODATION

The property comprises the following approximate net areas:-

Net Frontage	9.91 m	32'6"
Internal Width Max	10.41 m	34'2"
Max Shop Depth	12.06 m	39'7"

Ground Floor :

Front Sales	72.65 sq m	782 sq ft
Rear Sales	19.88 sq m	214 sq ft

The property was previously occupied as a café and there is a dumb waiter, WC and non-ambulant WC at ground floor – not included in measured areas above.

First Floor

Sales	47.19 sq m	508 sq ft
Kitchen	92.47 sq m	328 sq ft

Second Floor 71.07 sq m 765 sq ft

Third Floor 24.81 sq m 267 sq ft

The property has the benefit of 2 car parking spaces.

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

TENURE

The property is offered by way of a new effectively full repairing and insuring lease, on a length of term to be agreed, at a rental of **£45,000** pax (+ VAT if applicable), subject to 5 yearly upward only rent reviews. Alternatively, the freehold may be available.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£33,500** 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 C. 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:

Francis Darrah Chartered Surveyors

Contact: Carol Cooper

Tel: 01603 666630

Email: carol@fdarrah.co.uk

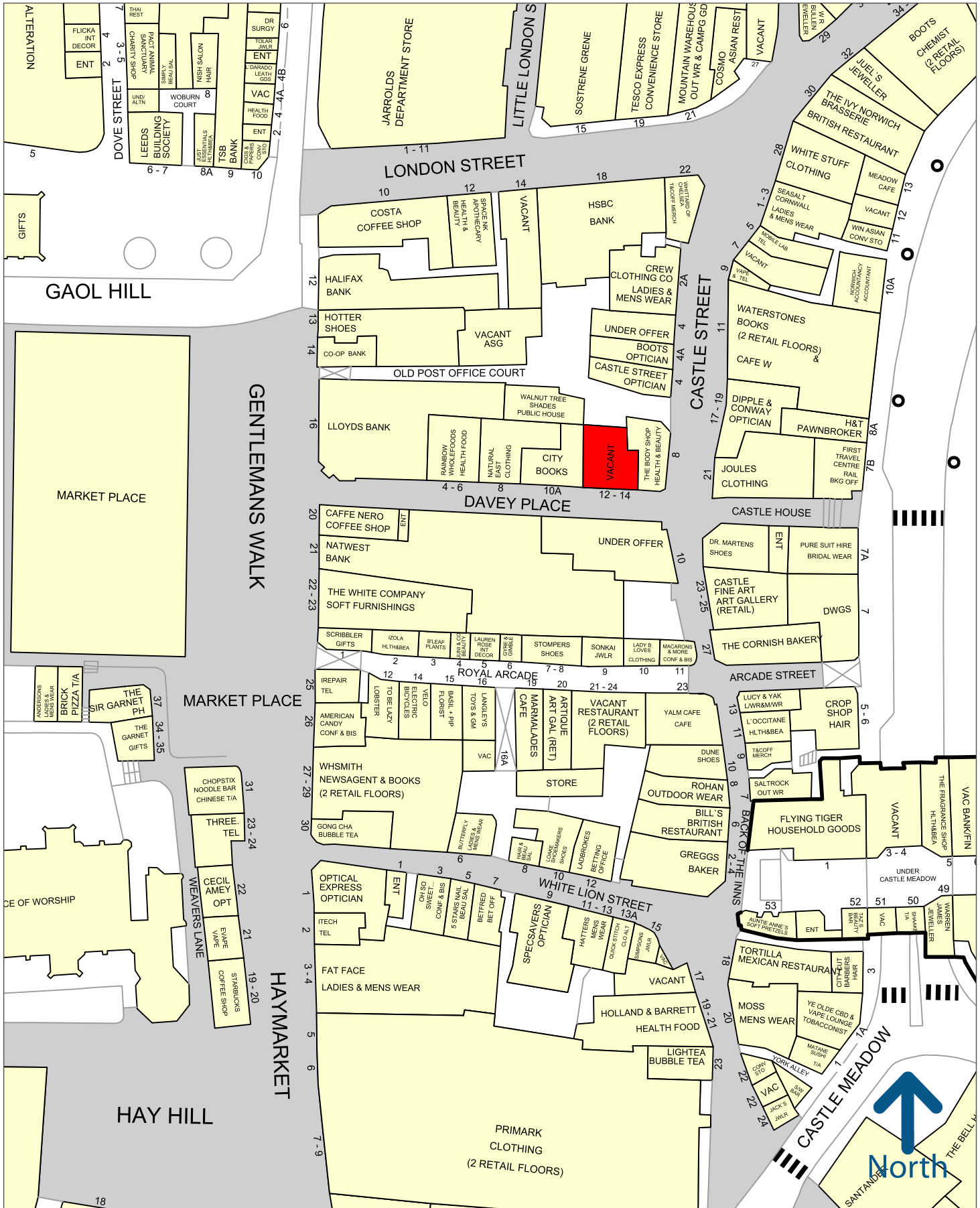
SUBJECT TO CONTRACT

August 2024

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RETAIL



50 metres
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