

Prime corner unit to let.

Norwich, 21 Castle Street.

NR2 1PB.



Prominent unit with double height glazing.

Extensive return frontage.

Short term lease considered.

Contact.

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Location.

The premises are located in 100% prime pitch Castle Street with return frontage on Castle House. The property benefits from double height glazing giving it additional prominence and catching the eye of the passing footfall.

Nearby occupiers include **Waterstones, Crew Clothing, White Stuff, Virgin Money, Dr Martens, Seasalt, Joules** and **O2**.

Accommodation.

Net internal floor areas:-

Ground Floor	223 sq m	2,398 sq ft
Basement	207 sq m	2,230 sq ft
First Floor	110 sq m	1,185 sq ft

Rent.

Rental offers in the region of £120,000 pax are invited.

Business Rates.

Rateable Value £82,500

UBR (2021/22) 51.2p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 0800 854 440.

Lease Term.

A new FRI lease is available for a minimum term of 10 years.

Energy Performance Certificate.

Band D. Report available on request.

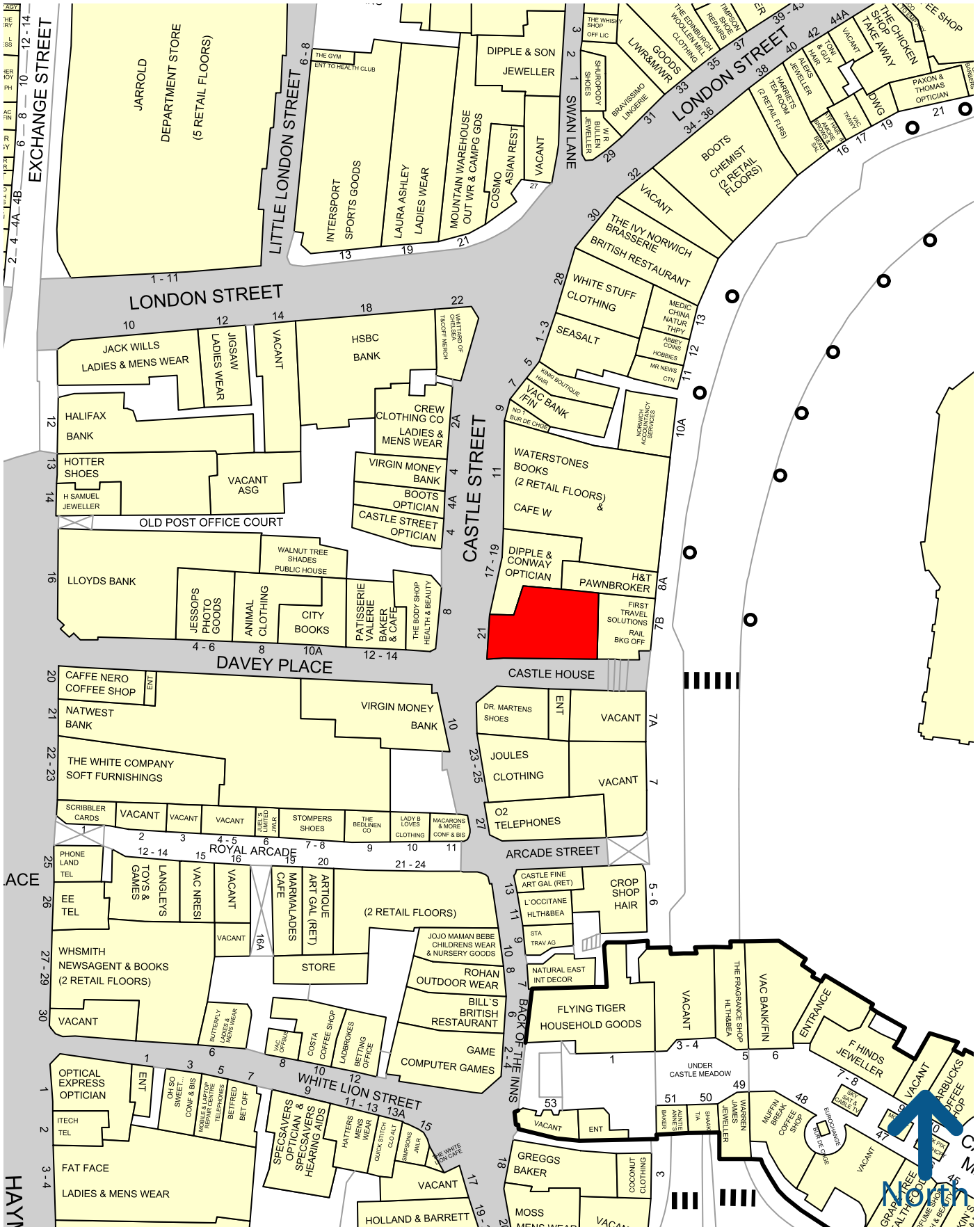
Legal Costs.

Each party to be responsible for their own.

Subject to Contract.

April 2021

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