



# ROCHE

## Retail

## NORWICH | NR1 3PY

### 3 Castle Meadow

## SHOP TO LET — (SUBJECT TO POSSESSION)

#### Location

Norwich has a population of 170,000 persons and a regional catchment area of one million residents. In addition, approximately five million tourists visit Norwich annually. The city centre is a thriving retail and leisure hub, also benefitting from an historic and attractive environment.

The property is located on Castle Meadow, opposite the entrance to **Castle Mall Shopping Centre**, in close proximity to the new **Primark** (opening December 2019), **Cycle Republic** and the **British Heart Foundation**. Castle Meadow is one of Norwich's principal bus thoroughfares and has multiple bus-stops along it.

#### Accommodation

The shop is arranged over ground floor only as follows:

|                     |           |           |
|---------------------|-----------|-----------|
| Ground Floor Sales: | 235 sq ft | 21.8 sq m |
|---------------------|-----------|-----------|

#### Tenure

The unit is available by way of a new, effectively full repairing and insuring lease, for a term to be agreed.

#### Rent

**£12,500** per annum exclusive.

#### Service Charge

There is an annual service charge. For the current year it is budgeted to be £384 plus VAT.

#### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£9,500**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council (Business Rates: 0344 980 3333), or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

#### Energy Performance Certificate

The Energy Performance Asset Rating is E (113).

A full copy of the certificate is available upon request.

#### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

#### Viewing

Strictly by appointment through the joint sole letting agents:

Roche:

**Contact: Adrian Fennell**

Tel: 01603 756334

Email: [adrian.fennell@rochesurveyors.co.uk](mailto:adrian.fennell@rochesurveyors.co.uk)

or

Jamieson Mills:

**Contact: Richard Mills**

Tel: 0203 746 6883

Email: [rjm@jamiesonmills.com](mailto:rjm@jamiesonmills.com)

**Contact: Russell Walker**

Tel: 0203 746 6884

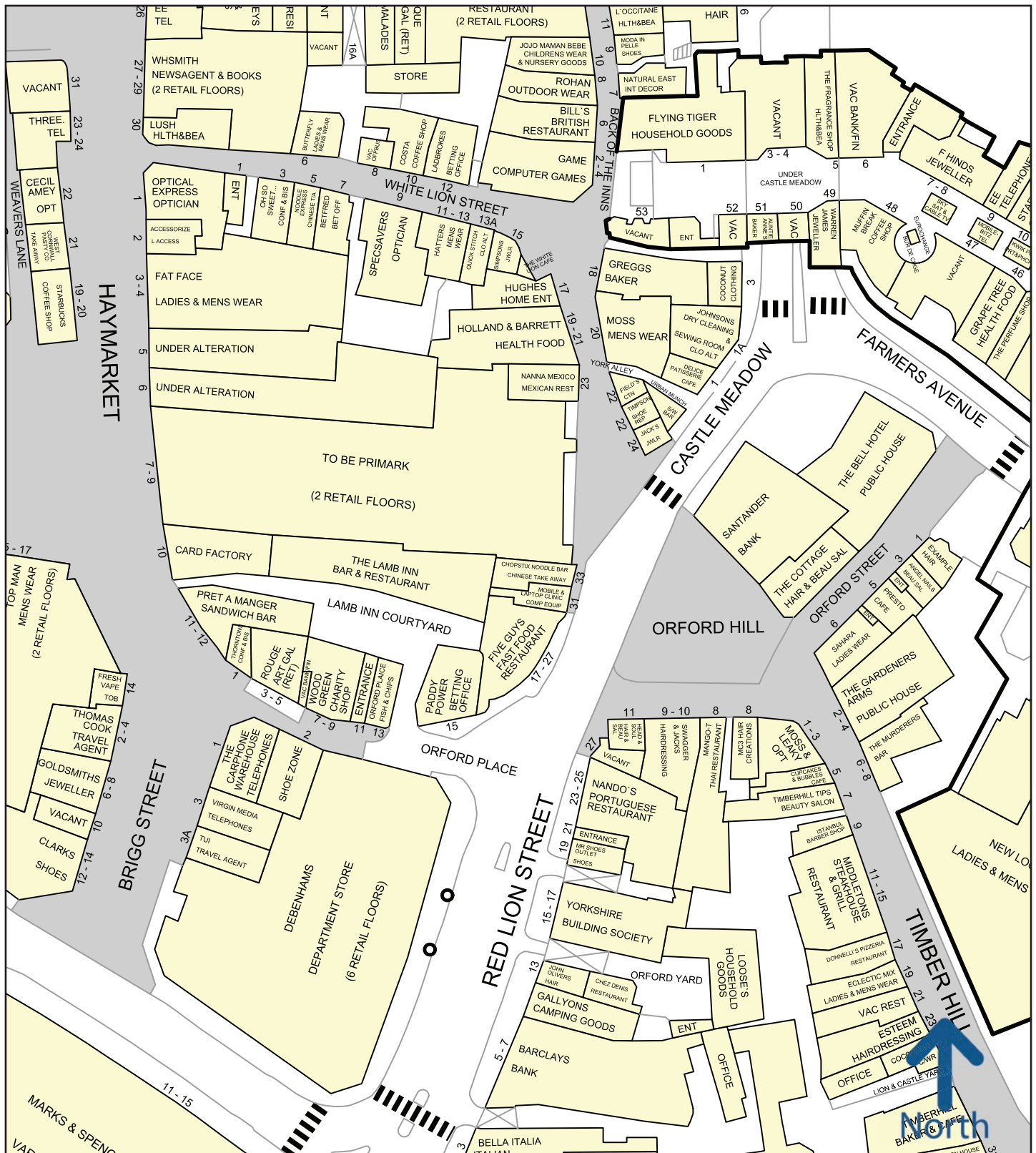
Email: [rjw@jamiesonmills.com](mailto:rjw@jamiesonmills.com)

#### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)



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