

SITUATION

Located in this prime pedestrianised City centre position, with frontages facing both the Royal Arcade and the **Castle**, amongst such multiples as **Jamie's Italian**, **Bill's Restaurant**, **O2**, **Cath Kidston**, **Primark**, **Greggs**, **Tiger** and many others as well as being close to the entrance of the **Castle Mall Shopping Centre**.

Norwich is an attractive City and vibrant commercial centre which lies some 19 miles west of Great Yarmouth and 45 miles north of Ipswich and enjoys good road links via the A11 and M11.

VAT is applicable to this Lot

PROPERTY

A prominent corner building (locally listed) with substantial window frontage arranged as follows:

No. 5/6 Castle Meadow comprises a Deep Ground Floor Double Shop Unit partly running above No. 13 Back of The Inns (Castle Fine Art) with internal and separate front entrance to a **Hairdresser Training Academy** on mezzanine, first and second floor levels.

No. 13 Back of The Inns comprises a Deep Ground Floor Shop with Basement (trap door access).

FREEHOLD

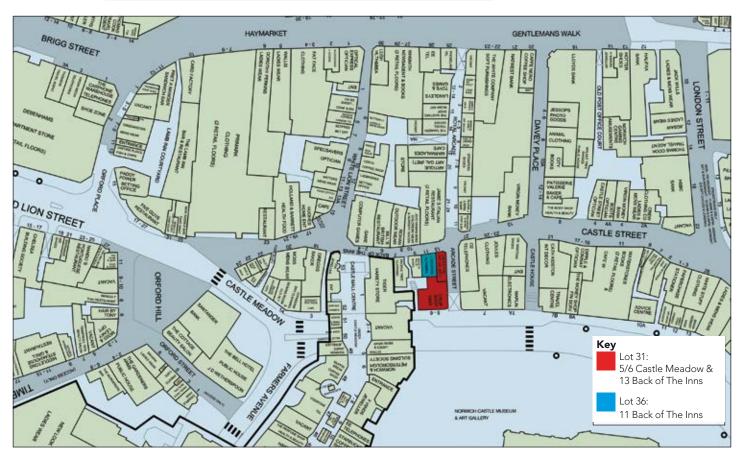
TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
5/6 Castle Meadow (Ground Floor Double Shop, Mezzanine, First Floor & Second Floor)	Ground Floor Double Shop Gross Frontage	Norwich MGT Ltd t/a Cropshop Hairdressers (Having 2 branches)	15 years from 12th May 2008	£35,000	Repairing & Insuring Lease. Rent Review 2018. Note 1: There may be future residential redevelopment potential on the upper floors subject to planning and possession.
13 Back of The Inns (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 15'0" Return Window Frontage 44'0" Internal Width 10'5" widening to 22'0" Shop Depth 75'4" Area Approx 1,300 sq Basement Not Inspected (VOA Area Approx. 400 sq f	£317,000)	15 years from 23rd August 2013	£60,000	Repairing & Insuring Lease. Rent Reviews 2018 and 2023. Tenant's Break 2023

Note 2: There is a small element of flying freehold at the ground floor of 5/6 Castle Meadow.

5/6 Castle Meadow & 13 Back of The Inns, Norwich, Norfolk NR1 3PY





£95,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

VENDOR'S SOLICITORS Bower Cotton LLP - Tel: 020 7353 1313 Ref: J. Jacob - Email: jonathan.jacob@bowercotton.co.uk