



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 47'8" (max) Internal Width 40'8" Shop Depth 34'1" Built Depth 78'1" Salon Area Approx 1,950 sq ft Mezzanine Floor Salon Area Approx. 275 sq ft First Floor Salon Area Approx. 780 sq ft Second Floor Salon/Office Area Approx. 875 sq ft Total Area Approx. 3,880 sq ft	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 ft Basement Not Inspected (VOA Area Approx. 400 sq ft)	Washington Green Retail Ltd t/a Castle Fine Art (Having 35 branches) (T/O for Y/E 30/04/15 £24.5m, Pre-Tax Profit £362,000 and Shareholders' Funds £317,000)	15 years from 23rd August 2013	£60,000	Repairing & Insuring Lease. Rent Reviews 2018 and 2023. Tenant's Break 2023
TOTAL				£95,000	

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**

LOT 31



£95,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Bower Cotton LLP - Tel: 020 7353 1313
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts