JAMIESON MILLS

020 3746 6880

RETAIL UNIT TO LET (STVP)

UNIT 96/98 (UU01/03) | CASTLE QUARTER | NORWICH



Location
Castle Quarter is a major retail & leisure destination located in the heart of **Norwich**.

The 385,000 sq ft scheme is anchored by **Boots** and **TK Maxx** is home to brands such as **Flying Tiger, Cavani, Trespass, Starbucks, Grape Tree, Quiz, Clintons, Poundland, The Entertainer, Keiko, Vision Express, Maneki Market** and **Itaewon.**

The leisure section is anchored by **VUE Cinema** and boasts **Boom Battle Bar, Superbowl, Drive Lounge, ArrowHeadz, Putt Putt Social, Escape Hunt, Retro Replay, Hot Pod Yoga** and **Pure Gym.**

Accommodation
Located on Level 2, the unit comprises a retail unit with the following approximate net internal floor areas:

Ground Floor	4,276 sq ft (397.25 sq m)

Lease
Subject to securing vacant possession the property is available by way a new effectively full repairing and insuring lease for a term to be agreed.

Rental
£40,000 per annum. Rent is exclusive of service charge, insurance, utilities, business rates and VAT.

Business Rates
We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£28,500
Rates Payable (2025/26)	£14,222 pa

Service Charge & Buildings Insurance
Service Charge payable for the year 2025 are approximately £48,960 per annum, with insurance of £3,035 per annum, plus VAT

Energy Performance Certificate
A copy of the EPC Certificate is available upon request.

Costs
All figures quoted are exclusive of VAT where applicable.

Viewing & Further information:
Strictly by prior appointment through sole agents **Jamieson Mills:**

Contact: Richard Mills
Direct Dial: 07831 758755 / 020 3746 6883
Email: rjm@jamiesonmills.com

Contact: Russell Walker
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Subject to contract. Exclusive of VAT.