



Upon the instructions of Joint LPA Receivers

**Former Hotel with Development Potential**  
406.26 m<sup>2</sup> (4,373 Sqft)

Development

For Sale

**BOUTIQUE HOTEL IN PROMINENT CITY CENTRE LOCATION**

**17 LETTING ROOMS OVER THREE FLOORS**

**PENDING PLANNING APPLICATION FOR CHANGE OF USE TO 4 APARTMENTS AND 1 NEW 1 DWELLING**

**FREEHOLD WITH VACANT POSSESSION**

**The Central Hotel, 8-9 Riverside Road, Norwich, Norfolk NR1 1SQ**

Situated conveniently for access to Norwich Rail Station, Central Hotel sits overlooking the River Wensum and Norwich yacht Station. It is accessed from the city's inner link road with the amenities of the city centre are within walking distance. The property is situated in a mixed residential and commercial area.

Norwich primary retail areas, nightlife and Norwich City football ground can also all be reached within a short walk from the property.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

### Description

The property, originally constructed as an end-of-terrace and a mid-terrace dwelling, now comprises a 3-storey guest house/hotel.

Internally the property consists of 17 bedrooms with predominantly ensuite facilities, a reception room, dining room, kitchen and a staff breakout area. The property is connected to all main services and drainage.

Externally there is a garden to the front, side, and rear, together with a detached single garage.

Investigation required to foundations on the front right corner of the property with evidence of movement present.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor area:

Description	m <sup>2</sup>	Sq Ft
Ground Floor	157.39	1694
First Floor	162.81	1753
Second Floor	39.65	427
<b>Total GIA</b>	<b>359.85</b>	<b>3,874</b>
Garage	46.45	500
Site Area	0.04ha	0.09ac

### Terms

The freehold interest in the property is available for sale at **£650,000 exclusive**.

### Planning

The property has been utilised as a hotel under use class C1 Hotels, boarding and guest houses.

An application to change the use to 4 apartments and 1 new build dwelling was submitted in November 2022, but expired in January 2023.

Planning Reference: 22/01425/F

<https://planning.norwich.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Norwich City Council  
City Hall  
St Peter's Street  
Norwich  
NR2 1NH

### Business Rates

The property has been removed from the rating list but from the Valuation Office Agency website the previous entry was:

Description: Hotel and Premises

Rateable Value: £78,500

The previous rateable value was £31,000

### Legal Costs

Each party to bear their own costs

### VAT

Our client reserves the right to charge VAT in line with current legislation.

### EPC

The property has an EPC rating of: C

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - HRD/njr/28422/120

