

## FREEHOLD TAKEAWAY WITH ACCOMMODATION

NORWICH, NORFOLK

REF: CF35967E

☎ 01603 662 662  
✉ [anglia@emfgroup.com](mailto:anglia@emfgroup.com)  
🌐 [www.emfgroup.com](http://www.emfgroup.com)

COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING



- Long Established Chinese Takeaway
- Great Investment Opportunity
- Rare Freehold with Accommodation
- Corner Terrace Plot, Easy to See & Find
- Walking Distance to Norwich City Centre
- Close to Norwich Inner Ring Road
- 30-minute Customer Parking & Resident Permit
- Partially Refurbished, Ready For New Owner
- Suitable For Various Uses (STP)
- Attractively Priced For A Quick Sale

**FREEHOLD: £228,000**

For the benefit of the freehold interest, fixtures, fittings and equipment.  
This **is not** a business for sale as a going concern.

Can we help? Call us on  
**01603 662 662**

## INTRODUCTION

We are delighted to present a rare freehold opportunity to acquire New Welcome Chinese Takeaway, a long-established takeaway business located on a prominent corner terrace plot in Bull Close Road, Norwich. This property is ideally situated within easy walking distance of the city centre and offers excellent visibility and accessibility, making it an exceptional investment opportunity.

## THE BUSINESS

New Welcome Chinese Takeaway has a rich history of serving the local community with delicious Chinese cuisine. Trading ceased following the unfortunate passing of a family member, presenting a unique opportunity for new ownership. This versatile property could appeal to a wide range of buyers, including business owners, investors, builders, first-time buyers, and letting agents. The premises offer the potential for various uses, subject to any necessary planning permissions for change of use.

## PREMISES

The property occupies a prominent corner terrace plot, making it easy to see and find for potential customers. It is conveniently located near the Norwich inner ring road and is within close proximity to the city centre. Customer parking is available for up to 30 minutes, with resident permit parking also available. The premises have already undergone some refurbishment, which provides the new owner the opportunity to complete the renovation in their own style. This flexibility allows for a tailored approach to the business's future operations or potential residential use.

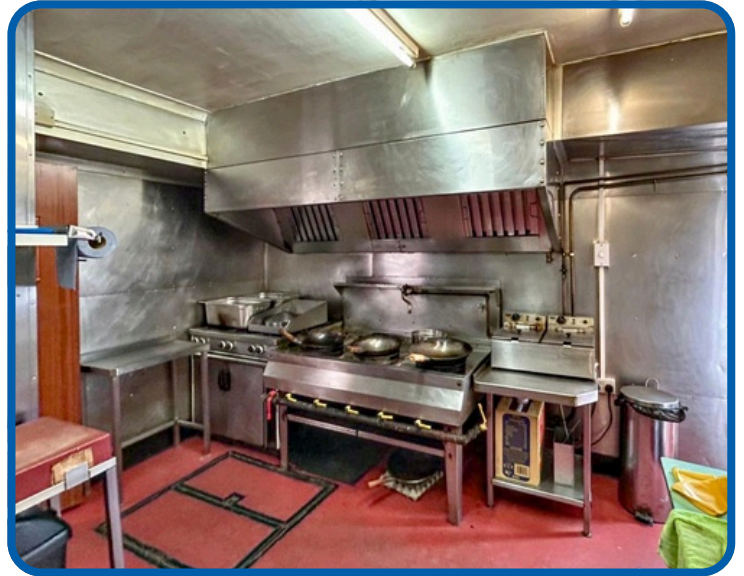
## ACCOMMODATION

Included with the property is living accommodation, adding significant value and convenience for the new owner. The accommodation is ideal for those looking to reside close to their business or can be utilised as an additional income stream through rental opportunities. This feature enhances the attractiveness of the property for a variety of potential buyers, including investors and those looking for a combined business and residential space.

## KEY FEATURES:

- Long-established Chinese Takeaway
- Trading stopped due to the death of a family member
- Very rare freehold opportunity with accommodation included
- Corner terrace plot, easy to see and find
- Close to and within easy walking distance of the city centre
- Very close to Norwich inner ring road
- Customer parking for 30 minutes and resident permit parking
- Refurbishment started, which can be finished in your own style
- Suitable for business, residential, investor, builder, first-time buyer, or letting agent
- Attractively priced to expedite a quick, no-nonsense sale

This exceptional opportunity at New Welcome Chinese Takeaway should not be missed. Contact us today to arrange a viewing and to discuss this unique property's potential further.



**Energy performance certificate (EPC)**

	Energy rating	Valid until:	5 July 2034
	<b>D</b>		

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	103 square metres

**Rules on letting this property**

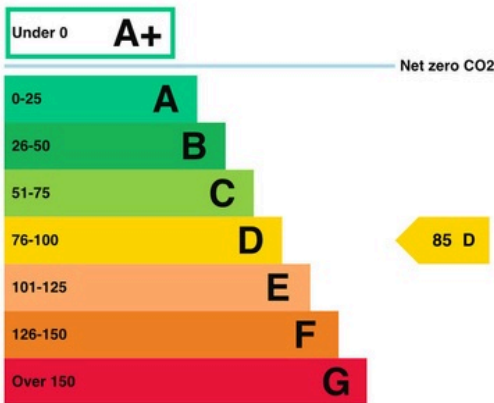
Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

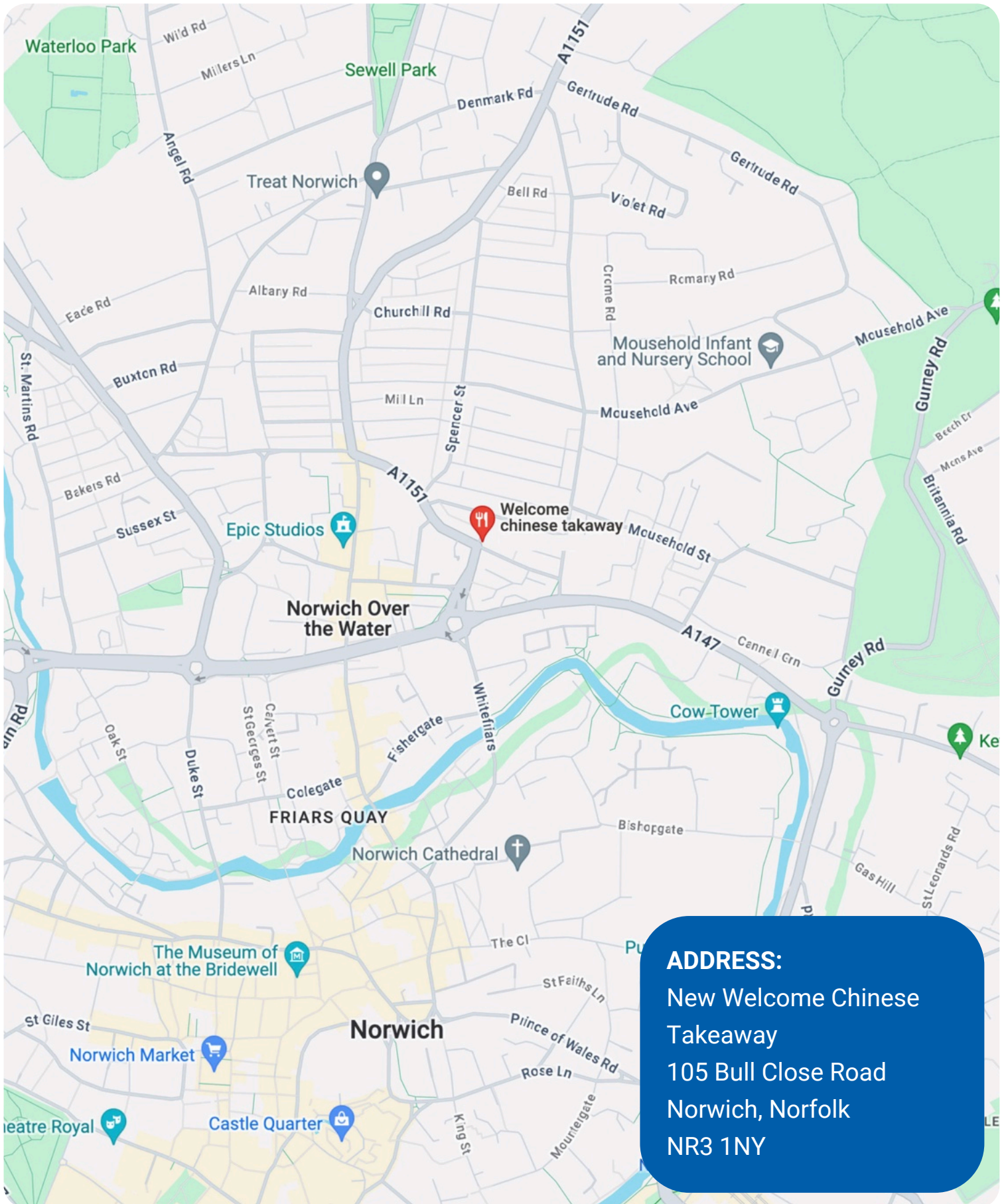
The better the rating and score, the lower your property's carbon emissions are likely to be.



**How this property compares to others**

Properties similar to this one could have ratings:

If newly built	<b>19 A</b>
If typical of the existing stock	<b>77 D</b>



**ADDRESS:**

New Welcome Chinese  
Takeaway  
105 Bull Close Road  
Norwich, Norfolk  
NR3 1NY

## ADDITIONAL INFORMATION

### REFERENCE NUMBER

CF35967E.

### OPENING HOURS

Business currently closed.

### TENURE

Freehold.

### RENT PAYABLE

Not applicable - Freehold.

### RATES PAYABLE

Nil. We are advised that the business benefits from Small Business Rate Relief.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

### STAFF

Nil.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a rating of '85/D'. Full Energy Performance Certificate available on request.

### PRICE

£228,000.

For the benefit of the freehold interest, fixtures, fittings and equipment. This **is not** a business for sale as a going concern. **No stock** to pay in addition on completion of the sale.

### VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

### DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.