



Ketts Hill, Norwich - NR1 4EX



Ketts Hill

Norwich, NR1 4EX

NO CHAIN! This MIXED-USE INVESTMENT PROPERTY has the potential to generate in the region of £24k PA, with the GROUND FLOOR COMMERCIAL UNIT LET for a remaining 3 years. With the PROPERTY SOLD on a LONG LEASEHOLD BASIS, the SELF CONTAINED FIRST FLOOR FLAT has been FULLY RENOVATED with potential to generate £12k PA. With a SPACIOUS LAYOUT which extends over the neighbouring commercial premises, the flat includes a 16' RECEPTION ROOM, kitchen, SHOWER ROOM and TWO BEDROOMS. The commercial premises include THREE KEY AREA, with an ABUNDANCE OF STORAGE, and a rear lobby with CLOAKROOM space.



Tenure: Leasehold

EPC Energy Efficiency Rating: E

- No Chain!
- Mixed Use Investment Purchase
- 520 Sq. ft (stms) Commercial Premises
- 603 Sq. ft (stms) First Floor Flat
- Commercial Premises Let for £12k PA
- Flat Letting Potential £12k PA
- Flat- Refurbished Interior with 16' Sitting Room
- Two Double Bedrooms

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property fronts Ketts Hill with a separate entrance to the commercial and residential properties.

THE GRAND TOUR

Within the commercial premises, the main entrance takes you to a waiting area with pamment tile flooring underfoot and a feature fireplace to your right hand side. The main salon area can be found with a front facing window and further fireplace, complete with a built-in storage cupboard to one side and a door taking you back to the waiting area. The rear salon offers a velux window above and a part vaulted ceiling which floods the room with natural light, with wood effect flooring underfoot and a door taking you to a kitchenette and rear access.



The kitchenette offers a hand wash basin with storage whilst a cloakroom leads off, with a two piece suite including a low level WC and wall mounted hand wash basin. The rear door takes you to a courtyard garden area with a communal rear access.

The apartment offers a self contained access with a door concealing the stairs which leads to the first floor landing. Once upstairs fitted carpet runs through the landing area with a useful built-in storage cupboard and doors leading off. The kitchen sits to your left hand side with a front facing window and newly fitted range of wall and base level units, with tiled splash-backs running around the work surface and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with space for general white goods, built-in storage cupboard and tiled effect flooring. Sitting opposite, the shower room can be found with a modern white three piece suite including storage under the hand-wash basin, double shower cubicle with tiled splas-backs and a thermostatically controlled shower. The sitting room enjoys dual aspect windows to front and rear, with built-in storage whilst two bedrooms lead off complete with fitted carpet underfoot and built-in storage to both bedrooms, with an interlinking door between the two.

FIND US

Postcode : NR1 4EX

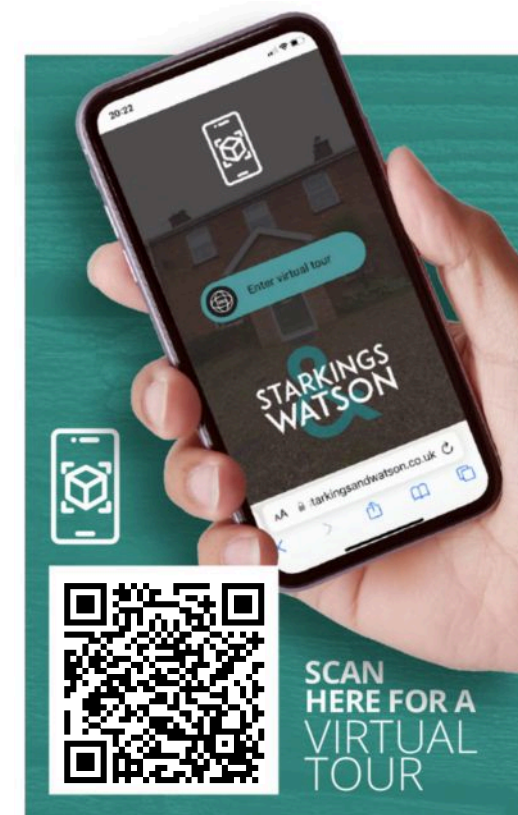
What3Words : ///prefer.drums.drill

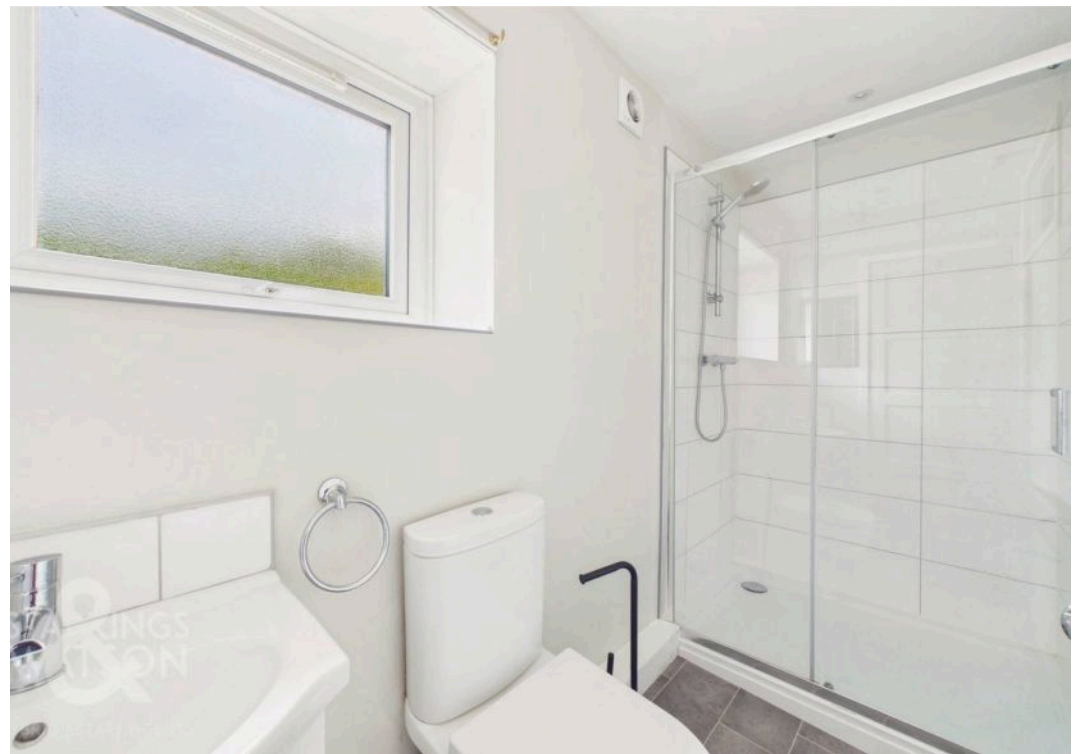
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The middle commercial premises and first floor flat which stretches across the bakery are included in the sale. The bakery business is not affected or connected to the sale. The property offers the remainder of a 999 year lease (approx. 970 years.)







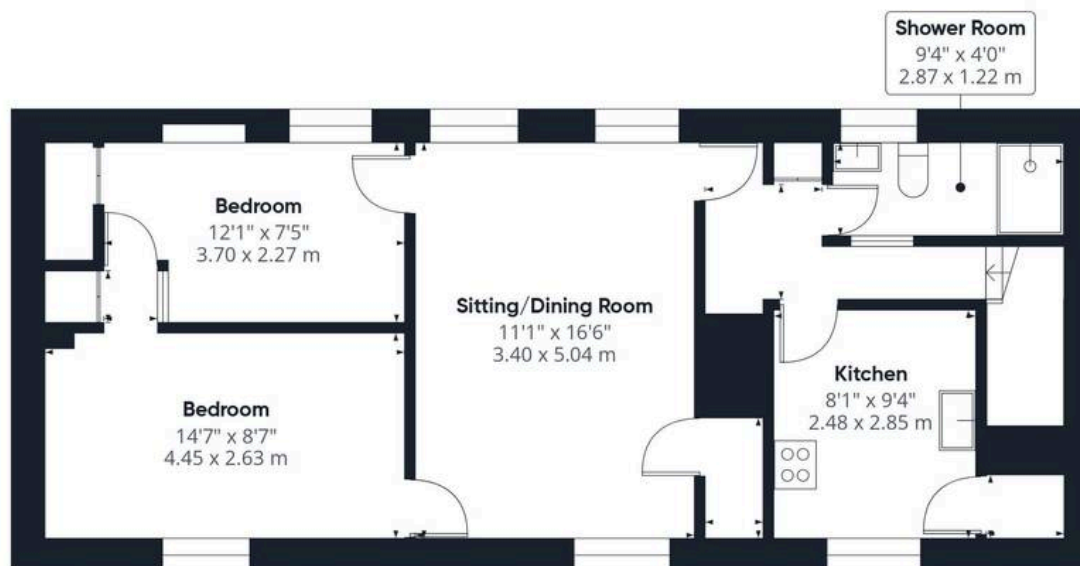
THE GREAT OUTDOORS

The property offers a hard standing access from the ground floor commercial premises. Permit parking can be found within close proximity to the property with time limited parking bays to the front of the commercial premises.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1123 ft²

104.4 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.