



78-80 PRINCE OF WALES ROAD, NORWICH, NORFOLK, NR1 1DG
RESTAURANT/TAKEAWAY PREMISES SUITABLE FOR ALTERNATIVE USES S.T.P

- Well located with extensive frontage
- Recently redecorated internally and externally
- Previously provided around 28 restaurant covers and a takeaway counter
- Suitable for alternative uses stp.

Anna Smith
Brown&Co Norwich
01603 598248
Anna.Smith@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

TO LET £25,000 PAX | 171.68 sq m (1,848 sq ft)

Location

The property is located on Prince of Wales Road, a primary route between Norwich railway station and Norwich city centre. Other nearby occupiers located on Norwich's Prince of Wales Road include Splash Graphics, Straightforward Recruitment, Gilson Bailey, Tesco Express and Coral Bookmakers.

Description

The property provides ground floor open-plan retail space most recently used as a restaurant and takeaway. There is a large bar and restaurant seating area with open-plan kitchen and separate wash and prep room at the rear.

The basement provides staff and customer WC's in addition to ancillary storage.

The property would be suitable for a variety of uses, including general retail (A1), financial and professional services (A2) or restaurant use (A3) subject to planning permission.

The property has a current licence. Relevant transfer will be undertaken prior to completion of a new lease.

Accommodation

The property provides the following internal floor areas:

Name	Sq Ft	Sq M
Ground floor	1,253	116.4
Basement	595	55.28
Total	1,848	171.68

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Offices & premises
Rateable Value (from 1 st April 2023)	£19,000
Rates payable for 2023/2024	£9,481

Tenure

The Property is available by way of a tenant's full repairing and insuring lease, for a term of years to be agreed.

Rent

£25,000 per annum exclusive.

Legal Costs

The ingoing tenant will be expected to bear the Landlord's legal costs incurred in the preparation of the lease.

EPC Rating

The property has an EPC rating of C.

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

VAT

It is understood that VAT is applicable.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

Anna Smith
01603 598248
07788 368078
anna.smith@brown-co.com



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The Atrium, St Georges Street, Norwich NR3 1AB
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