

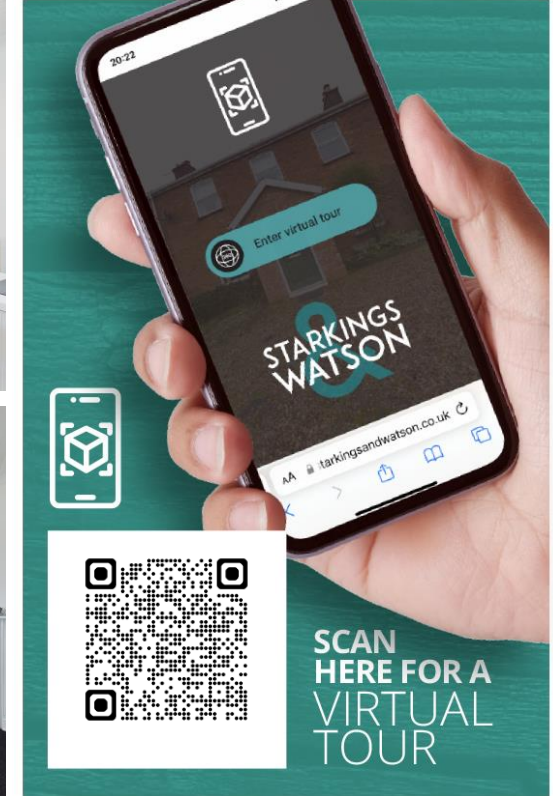
CONSTITUTION HILL

Old Catton, Norwich NR6 7RF

Freehold | Energy Efficiency Rating : D/C

To arrange an accompanied viewing please pop in or call us on 01603 336446

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STARKINGS & WATSON

- End-Terrace Mixed Use Investment
- Producing Approx. £13,596 PA
- Off Road Parking for Both Properties
- Open Plan Retail with W.C & Kitchen
- First Floor Flat with Self Contained Access
- One Double Bedroom & Family Bathroom
- Kitchen & Sitting Room
- Scope to Increase Returns or Develop

IN SUMMARY

RESIDENTIAL & COMMERCIAL INVESTMENT.

Producing £13,596 PA with SCOPE to FURTHER INCREASE the RETURNS, this mixed use property offers a GROUND FLOOR RETAIL PREMISES which are let until 2025, and a first floor ONE BEDROOM FLAT which is currently let on a PERIODIC assured short-hold tenancy. With PARKING included to the rear for both the SHOP and FLAT, the accommodation includes the SELF CONTAINED retail space which includes a W.C and KITCHEN. A ground floor SELF CONTAINED ENTRANCE leads to the first floor flat, with a 12' SITTING ROOM overlooking CONSTITUTION HILL, with an adjacent NEWLY FITTED KITCHEN. One DOUBLE BEDROOM and a RE-FITTED BATHROOM with attractive tiled effect splash backs and a SHOWER over the bath complete the property. The property is uPVC DOUBLE GLAZED and finished with gas fired CENTRAL HEATING.

SETTING THE SCENE

The property fronts Constitution Hill with a corner retail display with windows to two sides, and a self-contained access to both the shop and flat. A rear courtyard can be found to the rear providing off road parking for both properties, for several vehicles.

THE GRAND TOUR

The ground floor retail unit offers an open plan space with a feature fire place, wood effect flooring, windows to front, side and rear. A door leads off to the rear hall where a useful storage cupboard can be found, with a W.C and kitchen with space to dine and a door to the rear. A self-contained ground floor access leads to the flat. Once inside, a private ground floor entrance offers a carpeted entrance with a built-in storage cupboard housing the meters and fuse box. Upstairs, modern and easy to maintain carpet leads up the stairs and into the landing with the loft access hatch above. The first door is the newly fitted kitchen with wall and base level units and an attractive tiled effect floor, with space provided for a cooker and other appliances. The sitting room is next door, again with a modern and easy to maintain carpet, along with double aspect windows to front and side. The double bedroom offers two windows, and a matching carpet. The bathroom is newly re-furnished with attractive tiled effect splash backs and flooring, and a shower over the bath. A further storage cupboard is built-in.



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THE GREAT OUTDOORS

Parking is located to the rear of the property.

OUT & ABOUT

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is good access to the NDR and a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

FIND US

Postcode : NR6 7RF

What3Words : ///anyone.woke.moons

VIRTUAL TOUR

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

AGENTS NOTE

The commercial property is let on an annual rent of £5196 PA with the lease running until 2025. The residential property is let on a periodic AST with an annual rent of £8400 PA.

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.

Price:

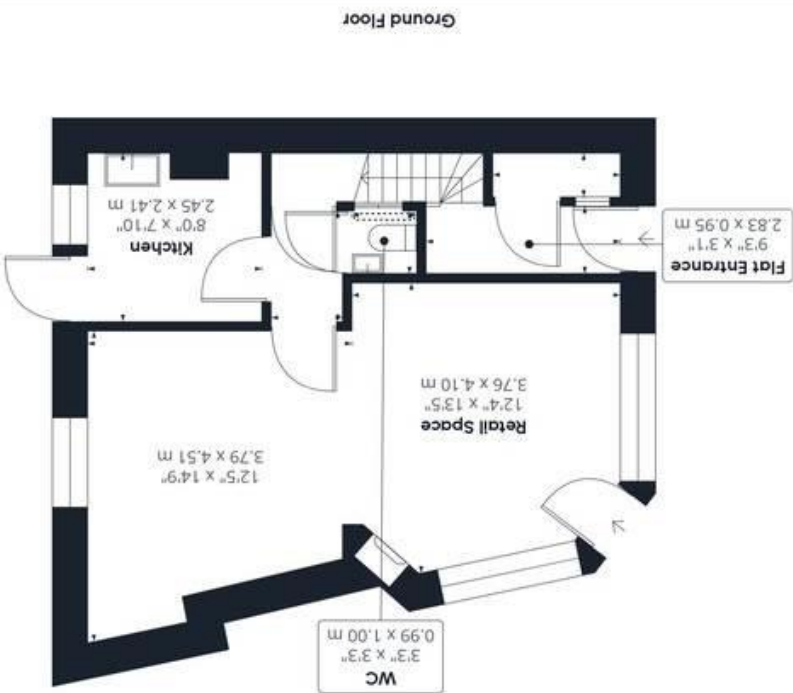


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Floor 1



Ground Floor

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total areaTM
 969.83 ft²
 90.1 m²
 Reduced headroom
 1.09 ft²
 0.1 m²

