



137 Unthank Road
Norwich



Minors & Brady

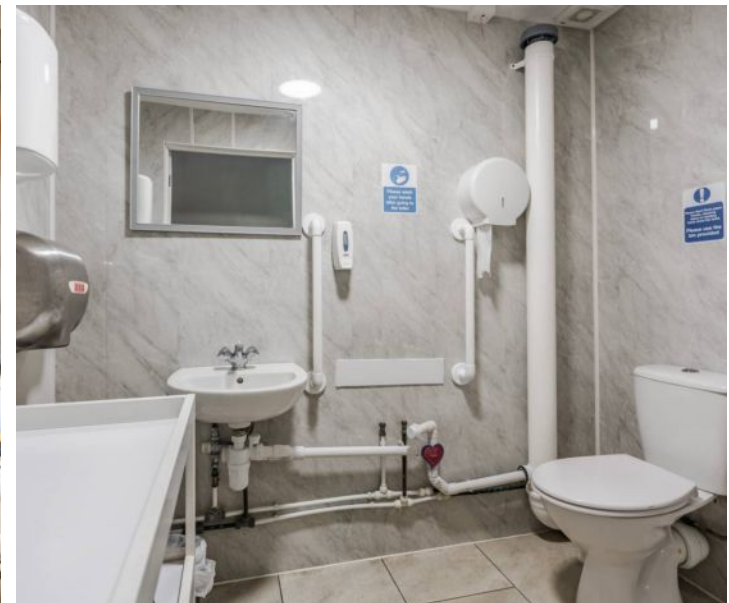
137 Unthank Road, Norwich

Presenting a superb business opportunity with the benefit of being chain-free, this Golden Triangle property offers a ready-to-trade restaurant with generous private living accommodation above. The ground floor is arranged as a restaurant, offering a bright open plan dining space with glazed frontage, terrace seating, a professional service counter, rear kitchen and customer facilities. Above, the residence provides spacious accommodation with a light-filled lounge open to the fitted kitchen and dining area, four bedrooms including a principal with en suite, and a well-appointed family bathroom. A private enclosed garden and an impressive 57ft brick-built workshop further enhance the appeal, making this an ideal choice for those looking to unite business and lifestyle in one of Norwich's most vibrant locations, with the added advantage of steady footfall and visibility on Unthank Road.

Location

Situated in Norwich's sought-after Golden Triangle, Unthank Road offers both residential charm and a lively commercial setting, making it well-suited for living and running a business. The area is filled with popular cafés, restaurants, pubs, and independent shops, creating a vibrant atmosphere with steady footfall. Well-regarded schools, local parks, and regular bus routes into the city centre enhance its appeal for families and professionals alike. Its proximity to Earlham Road and the city's ring road provides excellent connectivity for business and leisure, while Norwich train station and the university are within easy reach. With its character homes, thriving businesses, and strong community spirit, this remains one of the city's most desirable addresses. The location further benefits from year-round activity, ensuring consistent demand for both residential and commercial opportunities.

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Stepping in from Unthank Road, the restaurant opens with a modern glazed frontage that draws you into a bright, open-plan dining space. Tiled flooring and a striking slatted timber ceiling set a stylish tone, while the generous layout is arranged for both seating and service. To one side, the main counter is fitted with stainless steel equipment and extraction systems, creating a professional setup for day-to-day operations.

Beyond the dining area, a further kitchen and preparation area provides excellent back-of-house capacity, with customer facilities including a well-placed WC with wash basin conveniently located on this level. To the front, a terrace with covered seating offers year-round appeal for guests wanting to enjoy the lively Golden Triangle setting. From the rear kitchen, access is given to an enclosed garden, which also leads up to the private living accommodation.

The residence above is generous, with entry leading into a hall that opens through to a light-filled open plan lounge flowing naturally into a spacious kitchen and dining area. White cabinetry in an L-shaped layout, checkerboard tiled splashbacks, and an integrated oven with gas hob create a practical cooking space, while wood-effect flooring and sash-style windows add warmth and character to the living and dining area.



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From here, the accommodation continues to four well-proportioned bedrooms, each finished with wood-effect flooring and natural light, offering versatility for family living or home working. The principal bedroom stands out with built-in wardrobes and a private en suite shower room, while two further bedrooms also include fitted storage. A well-appointed family bathroom completes the layout, thoughtfully designed with both a bath and a separate shower to serve the household comfortably.

The enclosed garden has been designed for low maintenance with artificial grass, creating a private outdoor setting. Also forming part of the property is a substantial brick-built workshop measuring around 57ft in length, filled with natural light and offering outstanding scope for storage, business use, or creative projects. Altogether, this unique property presents an exciting opportunity to combine business and lifestyle in one of Norwich's most vibrant districts.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B

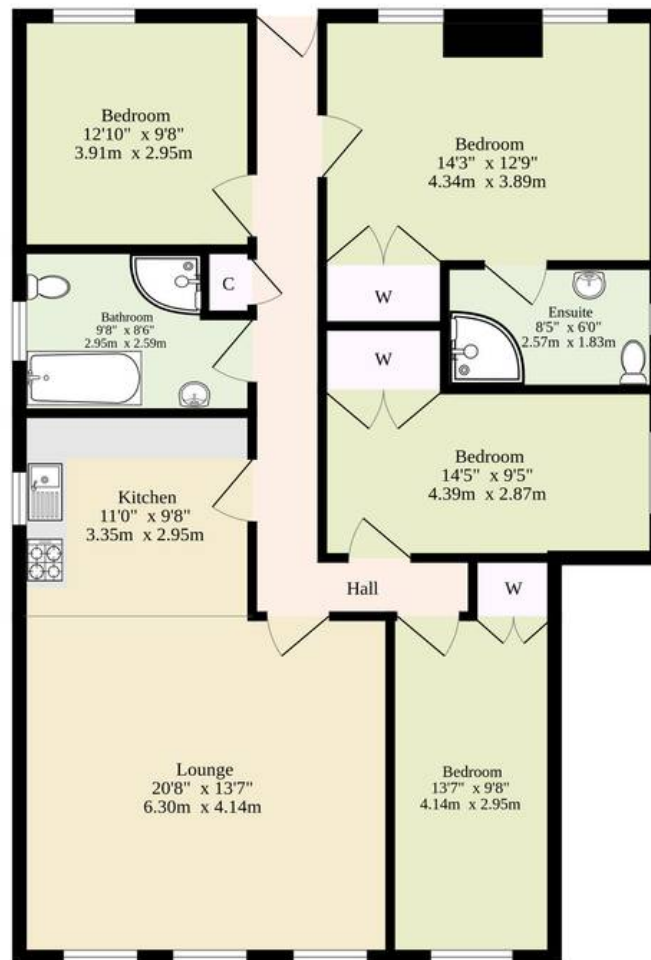
Building safety- presence of asbestos identified in workshop



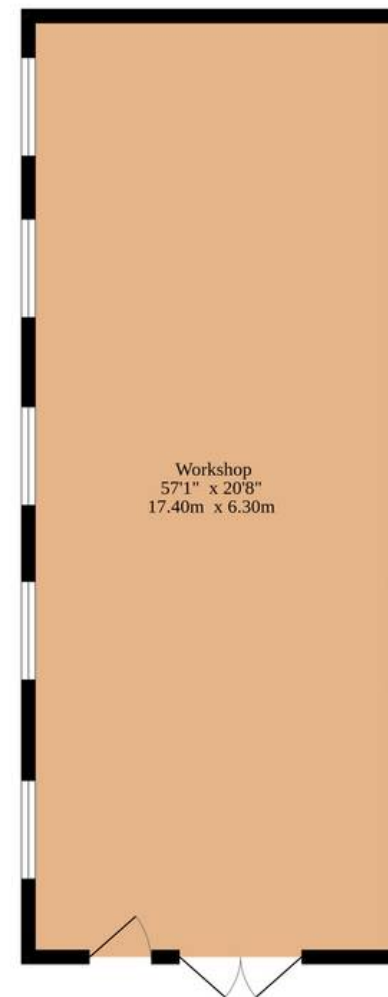
Ground Floor
712 sq.ft. (66.1 sq.m.) approx.



Second Floor
1205 sq.ft. (111.9 sq.m.) approx.



Workshop
1146 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA : 3063 sq.ft. (284.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dreaming of this home? Let's make it a reality



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Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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