





# Finer Details



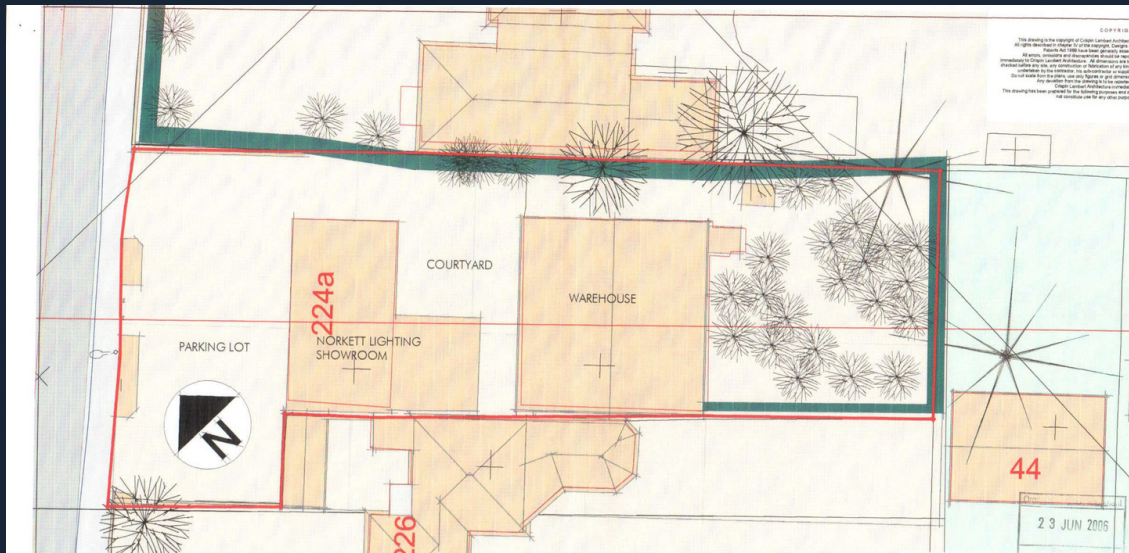
- Has planning permission to convert the front buildings into an art gallery and café and the rear building into 6 art room studios and 1 four bedroom dwelling
- 0.29 Acre plot
- Very sought after location
- Fantastic business or personal acquisition
- Has had previous approved planning permission for residential flats
- Currently used as an art studio
- South/East facing garden

## Measurements

Shop	133.7 m <sup>2</sup>	1439.13 ft <sup>2</sup>
Barn	336.9 m <sup>2</sup>	3626 ft <sup>2</sup>
Area total	1190 m <sup>2</sup>	0.29 Acres



This iconic Norwich site is where the old Norketts electrical shop used to trade, some of you might remember it as an Aladdin's cave of electrical goods. The name WM Norkett was well known and traded as a family firm that was established in the city since 1930 and closed in 2000.



Whilst many of you will have been past the shop where the sign is still standing, you may not be aware of the large barn behind or the sheer size of the plot.







Situated on one of the most sought after streets in the heart of the golden triangle in Norwich, in fact it has the largest frontage of any building on the road making this a fantastic opportunity for developers to either convert the original buildings which already has planning permission to turn into an art gallery and café and 6 art studios and one 4 bedroom dwelling or develop the site from scratch.

The large shop has the benefit of having a separate kitchen and toilet with a mostly open plan space and a huge glass shop frontage allowing for lots of natural light to pour in.





At the back of the property stands a huge double height barn which has some lovely features. A large staircase ascends through the middle taking you to the first floor, there is so much potential to develop as the space is vast.

Outside there is a large parking area and a beautiful cottage garden at the back of the barn complete with fruit trees and vegetable growing area.

We expect a lot of interest on this site so please contact us to register your interest and book a viewing.

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