



40-42 Norwich Road , Ipswich, IP1 2NJ

For Sale: Prime Commercial Restaurant with 2-bed Flat in Ipswich

Looking for a fantastic investment opportunity? This fully equipped commercial restaurant comes with a spacious 2-bedroom flat, perfectly located in the heart of Ipswich!

Key Features:

Restaurant Space: Ready-to-go dining area with kitchen, all essential appliances, and ample seating capacity.

Prime Location: Situated in a bustling area, attracting locals and tourists.

2-Bedroom Flat: Modern, comfortable accommodation above the restaurant—ideal for living or additional rental income.

Business Potential: Perfect for an aspiring restaurateur or investor. Take advantage of the strong footfall and established local customer base.

Offers in the region of £240,000

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Outside

Main floor

Kitchen

Flat room 1

Flat room 2

outside rear



[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	