



**Limelight Studios,
113 Aylsham Road,
NORWICH.
NR3 2HY.**

**Offers sought in the region of
£500,000
FREEHOLD**

Victorian, Former Primary School with gas fired central heating throughout. The building comprises; Main Hall, 2 Classrooms, Art Room, Cafeteria/ Kitchen, Offices & Toilets, and extends, in all, to about 3000 sq ft (stms).

The property stands within enclosed grounds of about 1/2 acre (stms) which offer ample car parking space and storage.

Presently used as a drama studio, with ancillary rooms & offices which are let out.

**SUITABLE FOR INVESTOR OR
FOR REDEVELOPMENT**

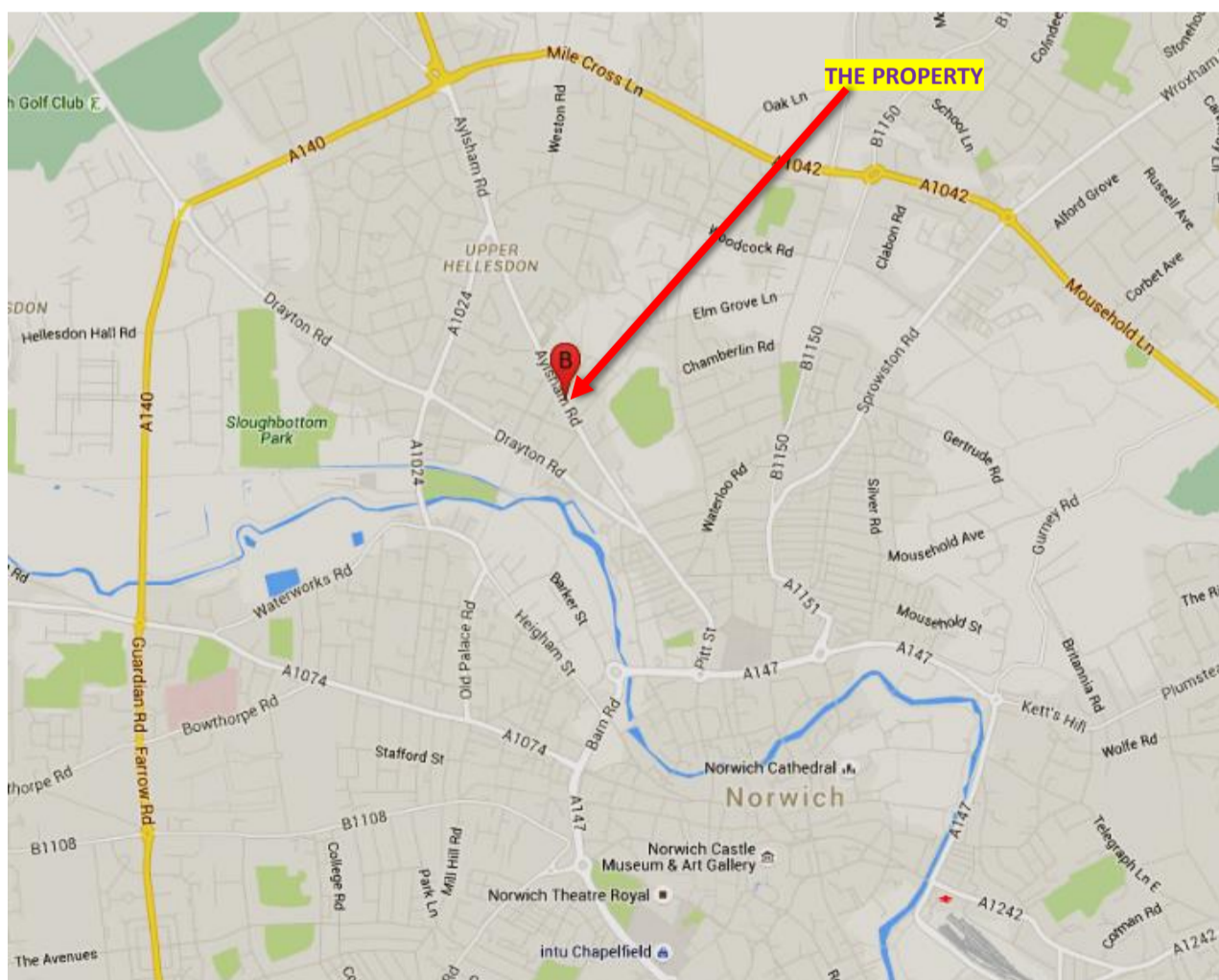
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions:

From The Forum in the City centre take Bethel Street, and at the 'Grapes Hill Roundabout', turn right onto the A.147, as signposted Cromer. Proceed straight over at the traffic lights on the Dereham Road junction into Barn Road, and turn right at the next roundabout. Continue right round the next roundabout, and turn right into Oak Street. Follow the road into St Martins Road, and bear left into Aylsham Road. The Limelight Studios are on the right, just after the turning to Penn Grove.

From the North side of the Outer Ring Road, (A.140), proceed Southwards into Aylsham Road, and the Limelight Studios are on the left, just after The Windmill Public House, the filling Station and the Lidl supermarket.

City Centre (The Forum)	1.9 miles
International Airport	2.0 miles
Railway Station (for London Liverpool St)	2.2 miles



**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

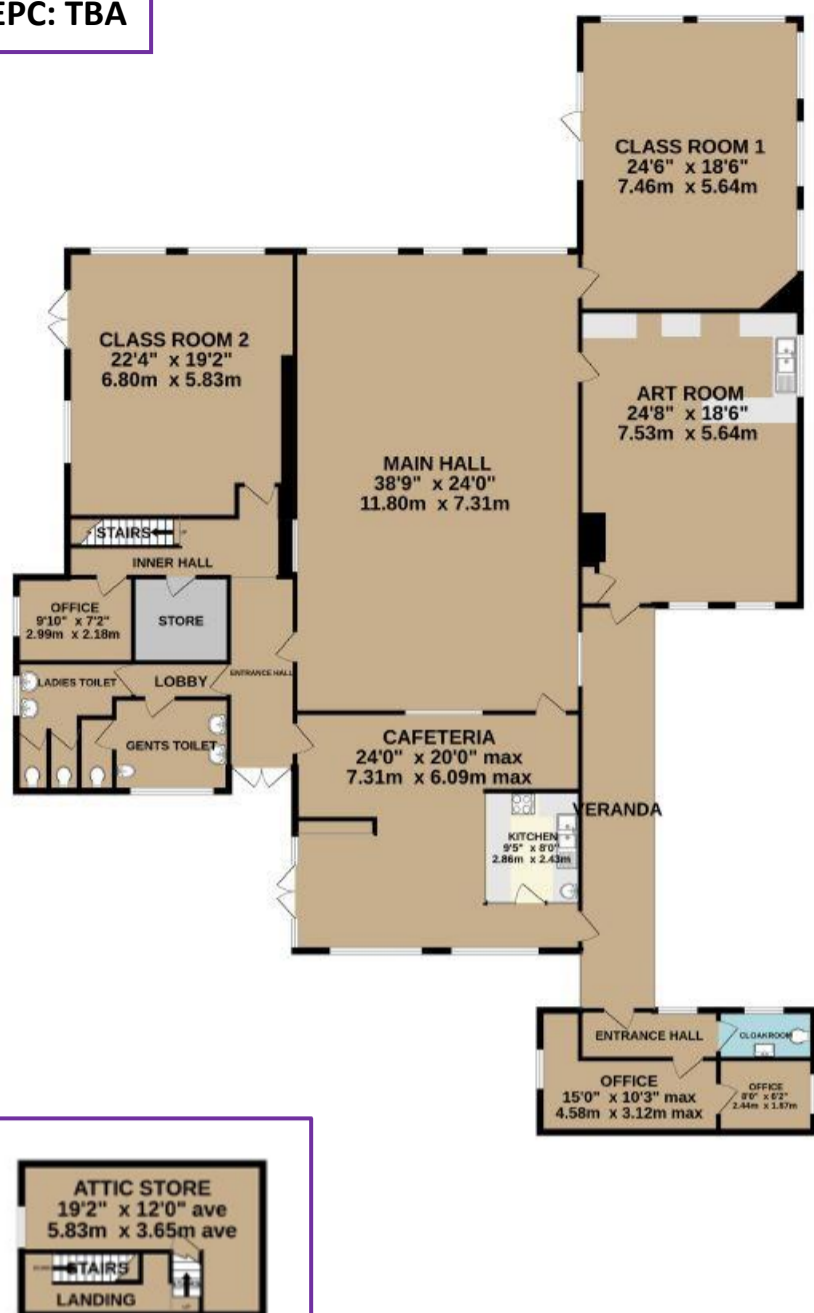
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They do not constitute part of an offer or contract.

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EPC: TBA



Double, part glazed doors to the rear of the building lead to:

Entrance Hall: Strip lighting.

Main Hall: 38'9" x 24'0", (11.8m x 7.3m). A fine, triple aspect room with vaulted ceiling and wood floor. Wainscot. Strip lights.

Classroom 1: 24'6" x 18'6", (7.5m x 5.7m). A triple aspect room with wood floor. Strip light. Door to outside.

Art Room: 24'8" x 18'6", (7.5m x 5.6m). A double aspect room with double bowl, stainless steel sink unit set in fitted work surface with part tiled splashback, and drawers, cupboards and electric water heater under. Fitted wall cupboard and further cupboards. Stainless steel work surface with tiled splashback, and cupboards under. 2 electric cookers. Extractor fan. Strip lights. Door to veranda and rear garden.

Classroom 2: 22'4" x 19'2", (6.8m x 5.8m). A double aspect room with carpeted floor and wainscot.

Cafeteria: 24'0" x 20'0", (7.3m x 6.1m) max. A light and spacious, double aspect room with seating and eating areas, (furniture available by separate negotiation), wood floor, and twin double, glazed doors to outside. Within this area is a **Kitchen:** 9'5" x 8'0", (2.9m x 2.4m), with 1½ bowl stainless steel sink unit and further, circular washing up bowl, set in fitted work surface with drawers and cupboards under. Further fitted work top with storage under, and range of wall cupboards. Electric cooker with stainless steel splashback and extractor hood over.

Inner Hall: with storeroom, stairs to first floor, and door to;

Office: 9'10" x 7'2", (3.0m x 2.2m), with shelving and phone point.

Gents' Toilet: with 2 hand basins, urinal and WC cubicle. Electric water heater. Electric hand drier.

Ladies' Toilet: with 2 hand basins, 2 WC cubicles and electric water heater.

First Floor Attic Store: 19'2" x 12'0", (5.8m x 3.7m), ave.

To the rear of the main building is a long (34ft) veranda, which leads to a **separate Office Building**, comprising **Entrance Hall, Cloakroom, Office 1** 15'0" x 10'3", (4.6m x 3.1m) max, and **Office 2**, 8'0" x 6'2", (2.4m x 1.9m). A further building is attached, and houses the central heating boiler.

Outside: The premises are approached off Aylsham Road through double metal gates, which lead to a driveway to the rear where there is a **good sized private car park, offering ample parking space**. There is an adjoining **Overflow car park** to the North and a further undeveloped area. The site extends, in all to **just over 0.5 acre (stms)**



Services: All mains services are connected to the property.

District Authority: Norwich City Council, City Hall, St Peter's St, Norwich. NR2 1NH
Tel: 0344 980 3333.

Note: The property is subject to an overage agreement. The purchaser will be required to enter into a deed of covenant whereby 50% of any increase in value following the grant of Planning Permission for any purpose other the current D1 use shall be paid to the Council. The covenant will run until XXXX and will be payable on implementation of a planning consent or sale of this property with the benefit of planning consent.