

Lease Opportunity

£25,000pa

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22 PRINCE OF WALES ROAD

Spacious and perfectly located former restaurant available for rent on Prince of Wales Road in Norwich city centre.

Norfolk.

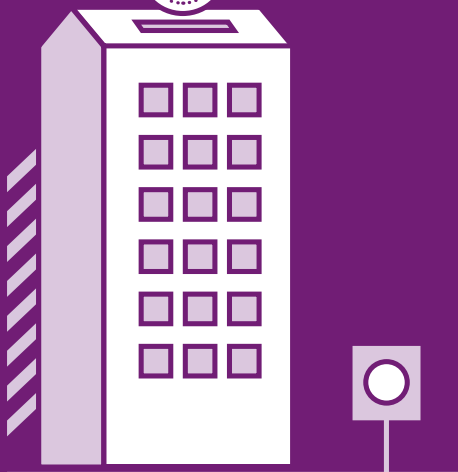
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PROPERTY SUMMARY



- 1.** Spacious former restaurant set across 2 floors, situated in the heart of Lowestoft Town Centre.
- 2.** Almost 3000sq ft of floorspace across the basement and ground floor.
- 3.** Situated in central and popular location of Prince of Wales Road in Norwich, benefitting from heavy footfall throughout the day and evening.
- 4.** Large commercial kitchen to the rear of the property and large, open plan dining area to the front.
- 5.** Less than 5 minutes from Norwich train station, 5 minutes into Norwich city centre and 10 minutes from Norwich bus station.

DESCRIPTION



A fantastic opportunity to secure the lease to a large former restaurant, situated in a fantastic location on Prince of Wales Road, Norwich, Norfolk.

This spacious and highly adaptable property is situated in an ideal location on Prince of Wales Road in Norwich town centre. With a busy high street, bus stops and train station all within a stone's throw from the front doorstep, this property is perfectly placed for any business or organisation that wants to make the most of the heavy footfall and passing traffic throughout the day and evening, on both weekdays and weekends.

The property comes with a large commercial kitchen to the rear of the building, and large open plan dining area at the front of the property, and a large basement area which includes multiple toilet facilities, a cellar, a large amount of storage space and room for large commercial fridge/freezers.

The property was home to a successful Chinese restaurant for a number of years, so would be perfect for business within the food and drink space. The property is set across 2 floors and boasts almost 3000sq ft floorspace, so there is a lot of potential to create a fantastic dining experience which caters for a large amount of people at any given time.

Due to being vacant for a considerable period of time, the property does need some work before it is ready for trading, so the landlord is happy to work to flexible lease terms while the new leaseholders come in and make whatever changes they need.



22 PRINCE OF WALES ROAD

Property Description:

Upon entering the property, you are presented with a small entrance hall with access to the main dining area, which could easily fit 50+ people in at full capacity.


Beyond this, there is a large commercial kitchen, which although needs a fair amount of TLC, is well set up and spacious enough to allow room for plenty of staff to help prepare food for customers.

Within the kitchen area is a staircase leading down to the basement area which includes space for multiple commercial fridge/freezers, food storage areas and other small rooms which could be used for food preparation.

Towards the front of the basement area are male and female WCs with multiple cubicles and handwash basins, a small area which could be used as a cloakroom and a cellar for drinks storage as well as other stock.

To the front of the property is the busy highly popular Prince of Wales Road. Prince of Wales Road is incredibly centrally located, the postcode is the very heart of Norwich city centre.

Surrounded by a number of bars, restaurants, offices, cafes and just a short walk to a number of highly populated residential areas, Prince of Wales Road has always been a popular choice for locals as well as new visitors to the area.



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IMAGES COMING SOON

BASEMENT
1292 sq.ft. (120.0 sq.m.) approx.

GROUND FLOOR
1655 sq.ft. (153.7 sq.m.) approx.



TOTAL FLOOR AREA: 2947 sq.ft. (273.8 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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IMAGES COMING SOON

RATES

Rateable value for the property is

£31,500.

For information on how this will affect the business rates payable, please contact Norwich City Council.

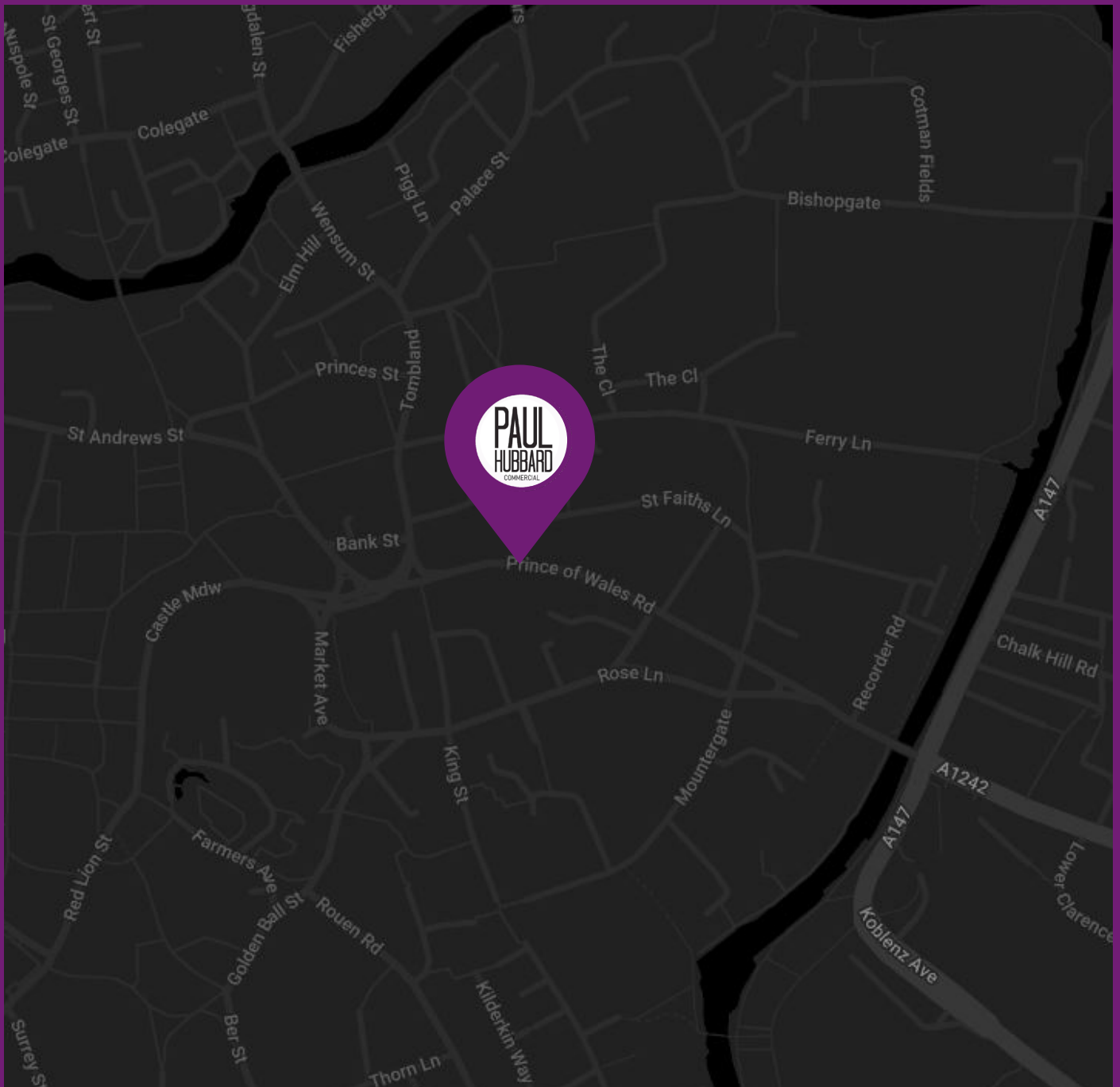


LOCATION



22-22a Prince of Wales Road
Norwich
Norfolk
NR1 1LB

Norwich is a wonderful fusion of the modern and historic, one complementing the other. Like any great city its centre is easy to walk around and has a river at its heart. As well as being the most complete medieval city in the UK, it has a flourishing arts, music and cultural scene, superb independent as well as High Street shopping, lively restaurants, bars and nightlife and a heritage that is a delight to explore. It was also England's first UNESCO City of Literature – this is a city of stories!



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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