

Leasehold Opportunity

£32,000pa

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15 PRINCE OF WALES ROAD

Prime commercial unit available to rent in the heart of Norwich's nightlife district, Prince of Wales Road.

Norwich, Norfolk.

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 jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



BUSINESS SUMMARY



- 1.** Prime commercial unit on Prince of Wales Road, the heart of Norwich's nightlife district.
- 2.** Spacious cellar, ground floor and first floor available for £32,000pa, totalling just under 4000sq ft.
- 3.** Ideal for bar, nightclub or restaurant due to current set up, but can be used for alternative businesses subject to planning.
- 4.** Top floor available for an additional £12,000pa if required.
- 5.** Immediately available.

DESCRIPTION



Paul Hubbard Commercial is pleased to present this prime commercial unit in the heart of Norwich city centre.

15 Prince of Wales has recently become vacant as is available immediately.

Formerly a successful cocktail bar and a busy Indian restaurant prior to that, this unit is in an ideal location for those looking to launch a business within the hospitality industry.

The available space is set across 3 floors, which includes a spacious cellar, ground floor with a bar area, dance floor, cloak room and private seating area, and the first floor which includes WCs, office space, storage space and an additional dancefloor area.

There is a second floor which could be made available separately for an additional £12,000pa.

Upon entry, there is a cloakroom and access to the bar area, as well as access to the staircase leading to the first floor.

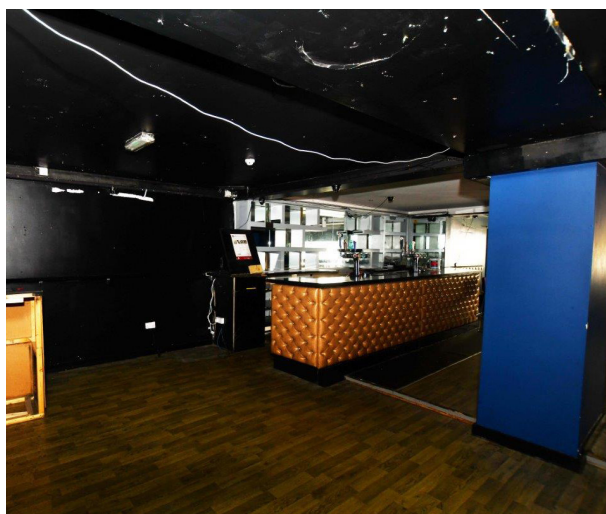
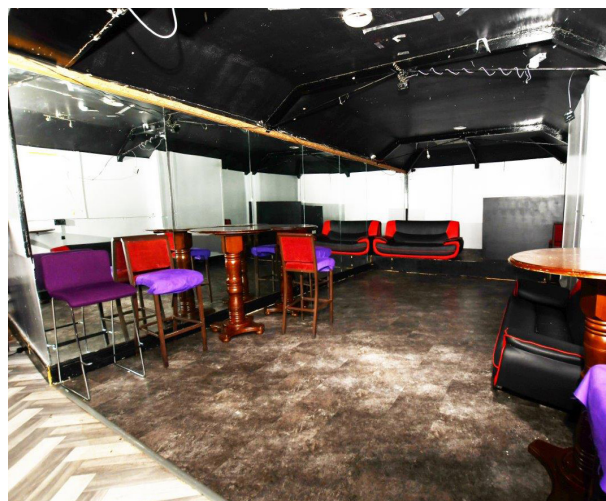
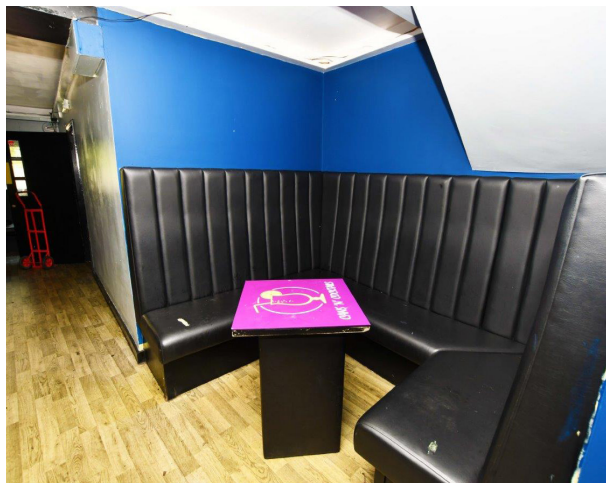
The bar area has two large windows looking out onto Prince of Wales Road, with built-in seating and tables around the perimeter. The bar stretches towards the rear of the property with space for multiple pumps, as well as storage areas and dish washers if required.

To the rear of the ground floor is a small, private seating area and space for a DJ or live band.

The first floor includes male and female WCs, each with individual cubicles, as well as a separate dancefloor which could be utilised to hold separate events on the same evening.

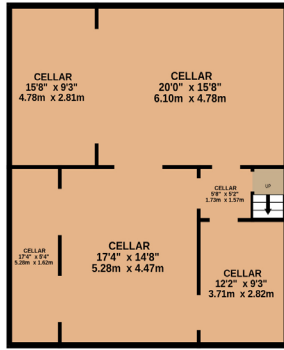
There is also a small office and storage area, as well as access to the staircase leading to the second floor.

For more information or to arrange a viewing, please contact Jack at Paul Hubbard Commercial.

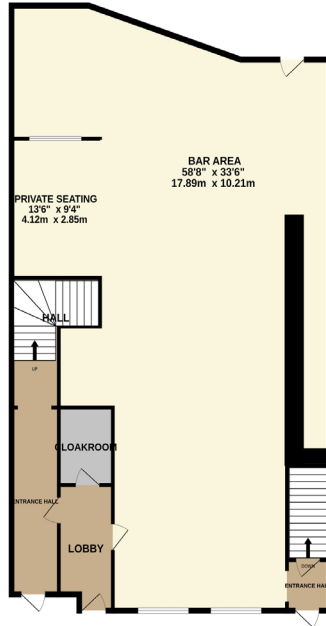


FLOORPLAN

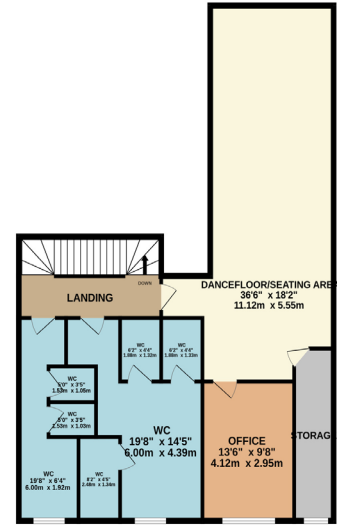
BASEMENT
964 sq.ft. (89.6 sq.m.) approx.



GROUND FLOOR
1812 sq.ft. (168.3 sq.m.) approx.



1ST FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA : 3964 sq.ft. (368.3 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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RATES

Rateable Value: (1st April 2023 - present)

£16,500

For guidance on business rates, please contact Norwich City Council for more information.

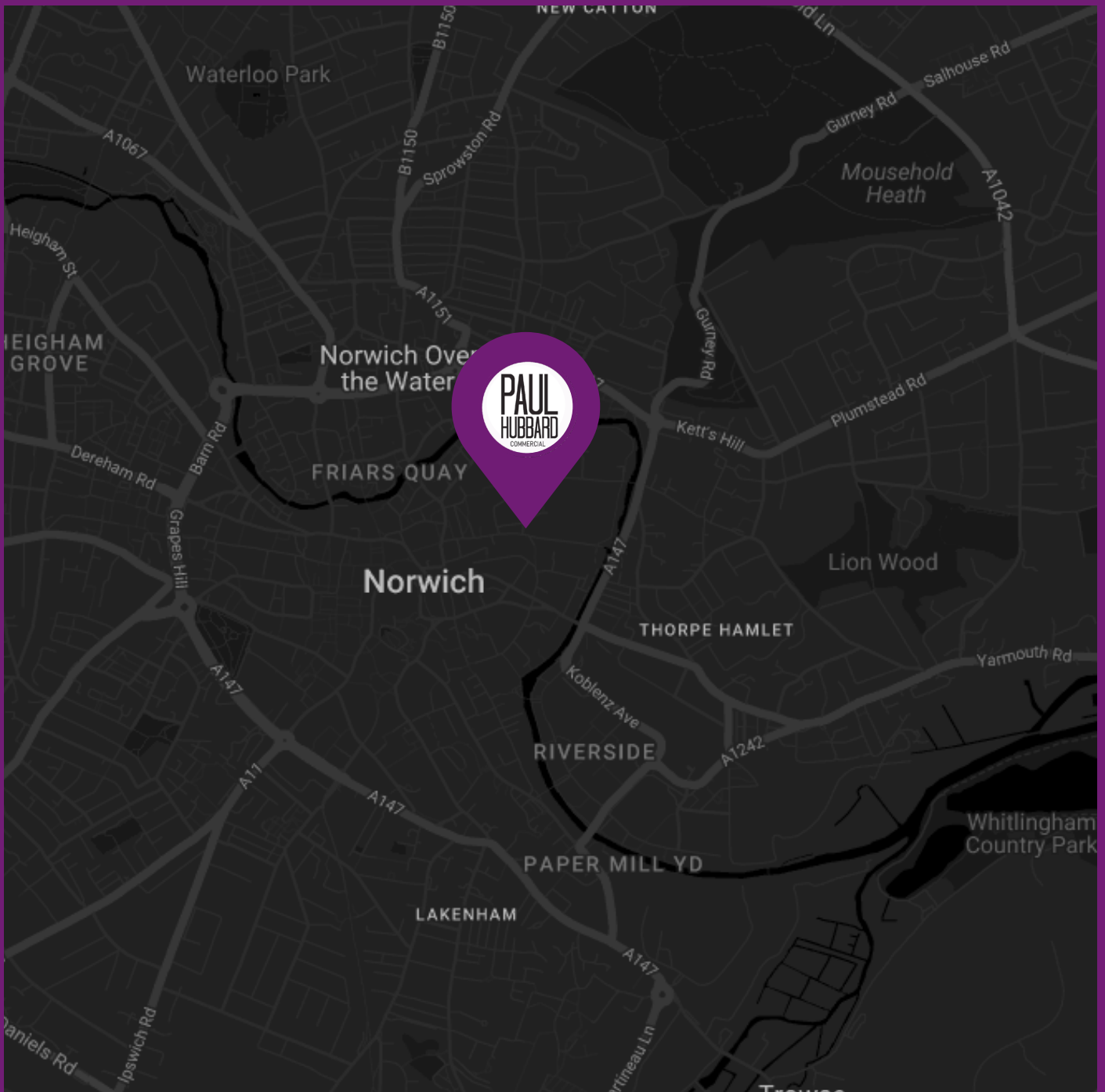


LOCATION



15 Prince of Wales Road
Norwich
Norfolk
NR1 1BD

Welcome to Prince of Wales Road, a bustling thoroughfare situated in the vibrant heart of Norwich. Known for its lively atmosphere and convenient location, Prince of Wales Road offers an exciting urban living experience for residents. This dynamic area is home to a diverse array of restaurants, cafes, bars, and shops, ensuring that there is always something new to discover just steps from your doorstep. Whether you're seeking a cozy brunch spot, a trendy cocktail bar, or a boutique for some retail therapy, Prince of Wales Road has it all. Additionally, its proximity to key transportation hubs makes commuting a breeze, while nearby parks provide opportunities for relaxation and recreation. Experience the energy and convenience of city living along Prince of Wales Road, where every day brings new possibilities in the vibrant heart of Norwich.



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 Kayleigh Thorp at Paul Hubbard Commercial Ltd

01502 532 028

