



abbotFox

Don't dismiss night safety.

For more reminders
you can't ignore when
you're out in Norwich
scan the code.

Find your nearest free
phone charging point or
taxi rank and explore
other helpful resources
at goodnightnorwich.co.uk

Reminder
Book a taxi home

Later roll

Don't leave catching a cab
home to chance. Impress your
mates by booking ahead – you'll
be the VIPs of the taxi queue.

Reminder
Speak up!

Ignore Oi matey!

If your mate's behaving badly,
make some noise (or have a quiet
word) so everyone can get back
to enjoying the music.

Reminder
Charge my phone

Ignore Roger that!

Phone running low? Boost your
battery and your mood at the
SOS Bus on Prince of Wales Road.
Feelin' recharged? Yeah you are!

Reminder
Meet up to eat up

Ignore Mmmmm!

A late-night snack lets you
regroup while you recuperate,
energises you to get home safe,
and helps with that hangover.

PRIVATE PROPERTY
PERMITTING UNACCREDITED
GENERATION OF ALL TYPES

A PARKING CHARGE (PORN OF CHARGE)
Parking is prohibited on this property

Any vehicle parking or
waiting at any time

DO NOT

THIS PROPERTY IS
PATROLLED
24 HOURS A DAY.

PARKING
AND SECURITY SOLUTIONS LTD



CCTV



CANINE

SECURITY DOGS
& CCTV ARE IN
OPERATION.

24 HOUR
HELPLINE:
01603 340989

Prince Of Wales Road, Norwich
£35,000 Per Annum

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**

THE DETAIL

22–22a Prince of Wales Road, Norwich — To Let

An exceptional opportunity to secure a prominent commercial premises in one of Norwich's most vibrant and high-footfall locations. Situated on the ever-popular Prince of Wales Road, this property benefits from constant passing trade, particularly during evenings and weekends, making it ideal for a variety of retail, leisure, hospitality, or service-based uses (STPP).

The property offers a substantial ground floor trading area with excellent frontage and visibility, providing strong branding potential. Upper floors offer additional space suitable for storage, offices, staff facilities, or ancillary use.

Located within walking distance of Norwich Train Station, the city centre, Riverside leisure complex, and major transport links, the premises sits at the heart of the city's nightlife and entertainment district.

THE HIGHLIGHTS ---

- Six month rent free period
- Available now
- Long term lease
- Prime city centre location
- Excellent transport connections nearby
- Flexible accommodation across multiple floors
- High footfall day and night

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.