

abbotFox



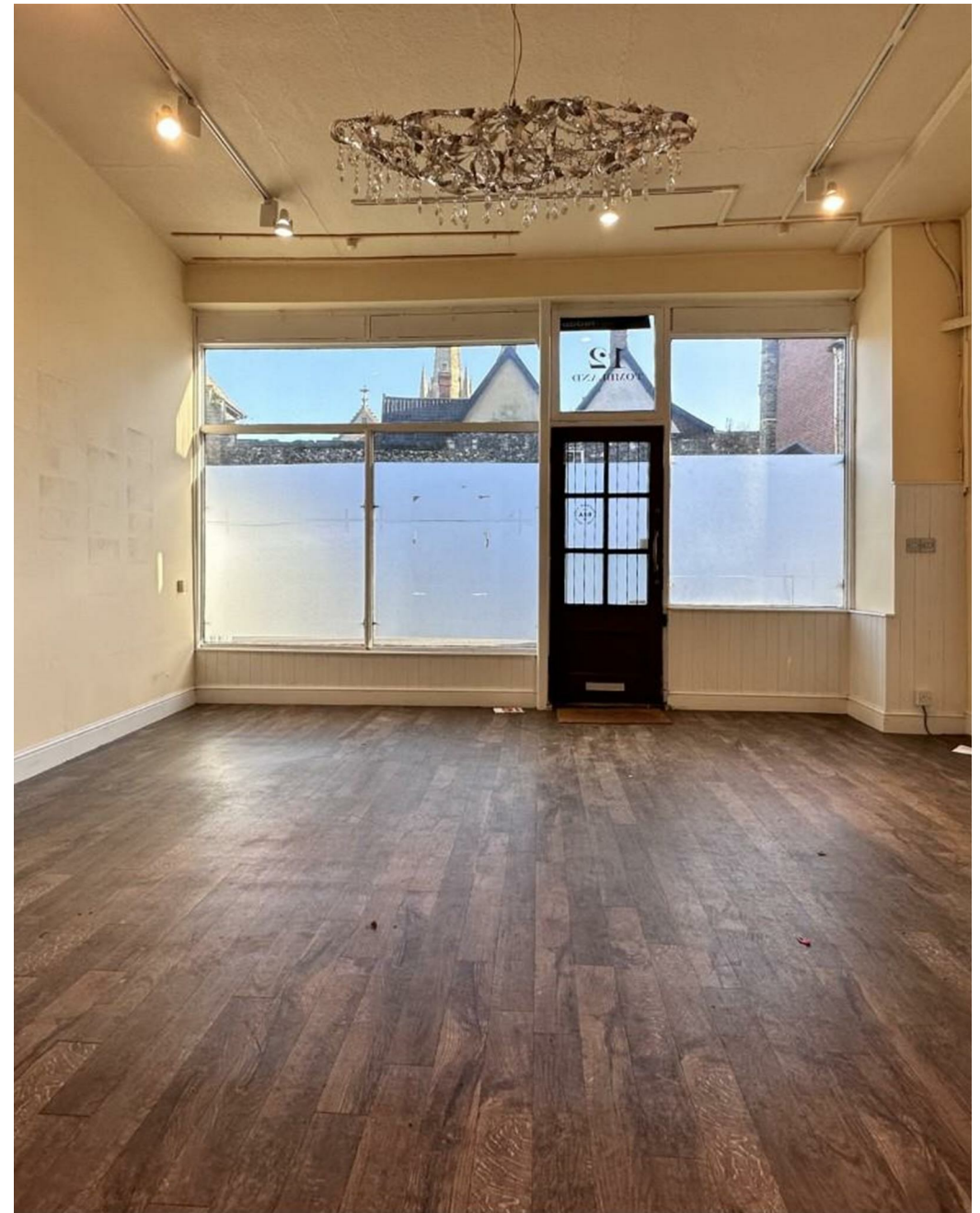


Tombland, Norwich  
£850 PCM

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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 \_\_\_\_\_

abbotFox presents this prime commercial premises opposite the Cathedral in Norwich's historic city centre.

The premises enjoys an impressive ceiling height and excellent frontage/display. There is a rear access, rear hallway and WC. A door leads to wooden stairs down to an undercroft, which has the potential for a number of different uses.

Benefits include air conditioning and two loading bays either side of the premises.

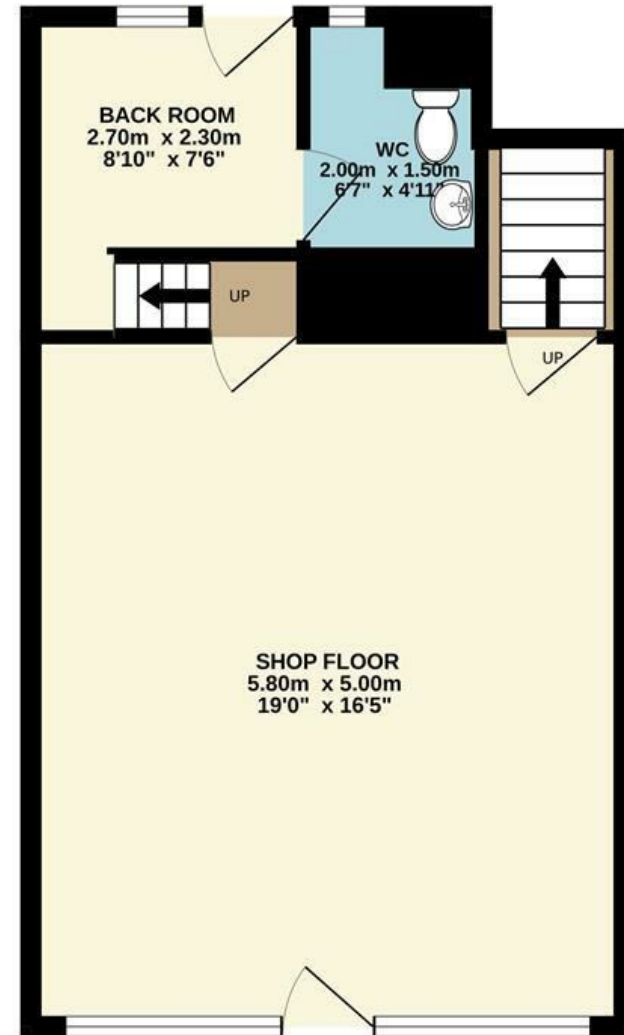
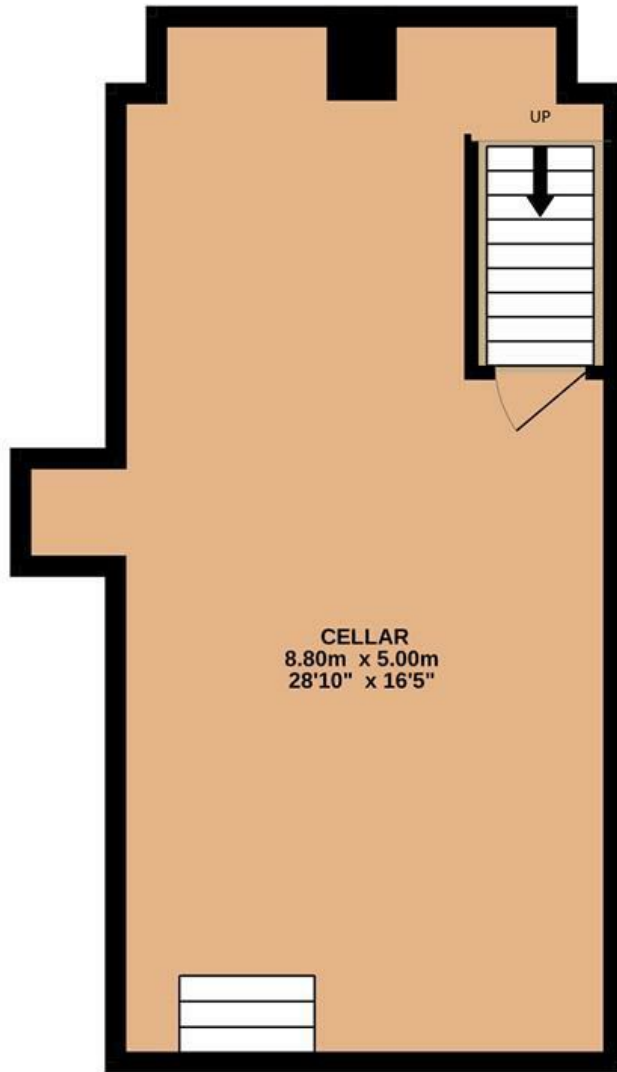
The property is ready for immediate occupation and is being offered on a full repairing lease.





## THE HIGHLIGHTS \_\_\_\_\_

- Ready for immediate occupation
- Excellent frontage/display
- Good ceiling height
- Undercroft
- Cloakroom
- Rear hallway
- Opposite the Cathedral
- Prime location
- Loading bays either side of the premises



*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.