



## **11 UNTHANK ROAD, NORWICH, NORFOLK, NR2 2PA**

MIXED USE COMMERCIAL/RESIDENTIAL INVESTMENT

- Sought after visible and accessible location
- Fully let producing an income of £84,780 per annum
- 6 flats arranged over the ground, first and second floor
- Ground floor office let to Clive Lewis MP

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**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

**FOR SALE £1,250,000 | 344.7 sq m (3,711 sq ft)**

## Location

The historic city of Norwich has an urban population of approx. 213,000 and is the regional and administrative centre of East Anglia in the East of England. The city of Norwich benefits from two universities, being the University of East Anglia and the Norwich University of Art.

Norwich is situated approximately 110 miles north east of London via the recently widened/improved A11 and is approximately 60 miles from Cambridge. The A47 provides a link to Great Yarmouth in the East and Kings Lynn (and Peterborough beyond) to the west.

The property is prominently situated on Unthank Road which is 0.8 miles from Norwich City centre. Unthank Road forms part of the 'Golden Triangle' which is a very sought after residential location and popular with both national and independent shops.

## Description

The premises comprises a large Victorian former gentleman's residence which has been adapted to provide a number of individual flats over 4 storeys.

The ground floor has a rear flat roof extension and is arranged to provide offices and one flat with basement storage which is accessed through the office. The first floor is configured to provide 3 flats off a central landing and the second floor provides a further 2 flats.

At the front of the property there are parking spaces for around 6 vehicles. To the rear of the property there is a small garden and brick built shed.

The premises are not listed but are understood to be in a Conservation Area.

## Accommodation

The property provides the following gross internal floor areas:

Description	sq m	sq ft
Basement (storage)	12.6	136
Ground floor (office/resi)	119.3	1,285
First floor (resi)	127.8	1,375
Second floor (resi)	85.0	915
<b>Total GIA</b>	<b>344.7</b>	<b>3,711</b>

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Office & premises
Rateable Value	£7,000
Rates payable for 2026/7	£3,024

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

## EPC Rating

Please contact the agent for EPC information.

## Tenure

The property is divided into 6 flats and 1 ground floor office and is fully let providing a total income of £84,780. The flats are let on usual AST agreements.

The office is let to Clive Lewis MP for a term of 5 years, 4 months and 4 days from the 27<sup>th</sup> August 2024 on an internal repairing basis. The tenant can end the lease early only if they cease to be an MP for Norwich South, with 2 months' written notice.

## Price

The freehold is available to purchase subject to and with the benefit of the current lease at a price of **£1,250,000**, reflecting a Net Initial Yield of circa 6.78% after Stamp Duty and usual purchaser's costs.

## VAT

It is understood that VAT is applicable.

## Viewing & Further Information

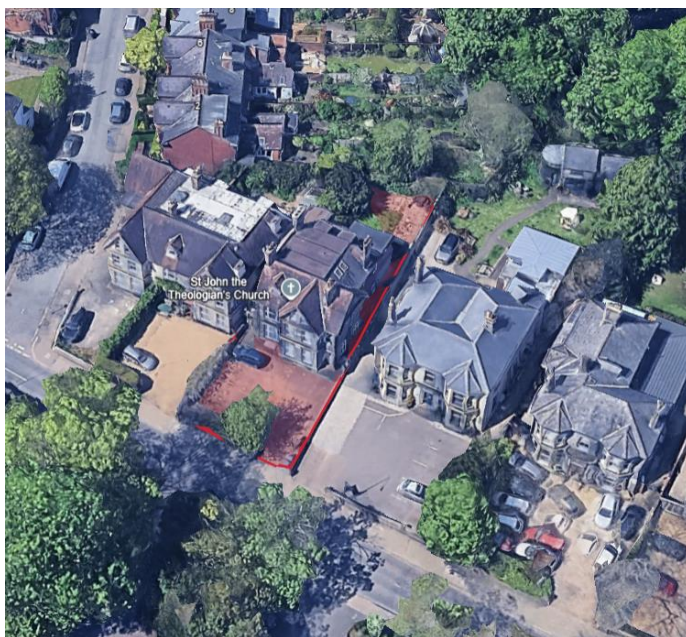
Strictly by appointment with the sole selling agent:-

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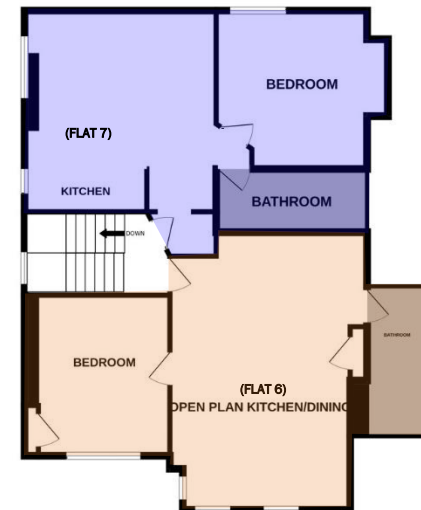
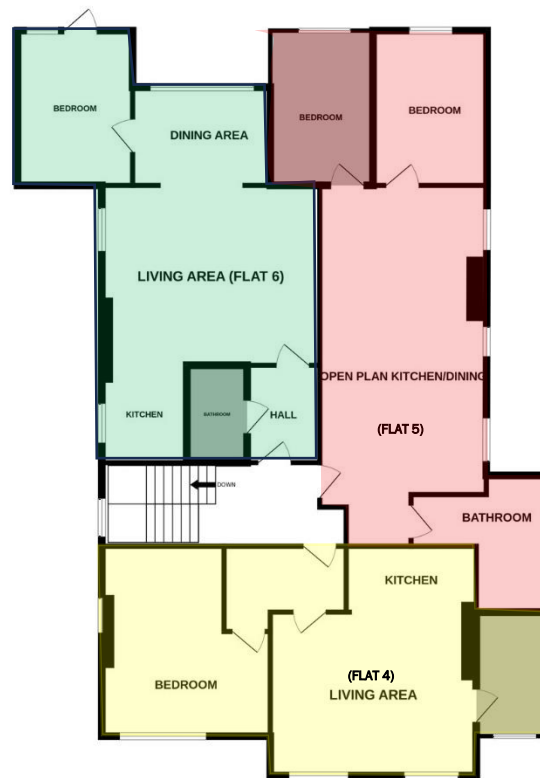
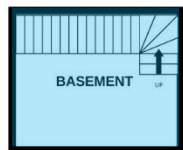


BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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