

FREEHOLD



Shop (EPC Rating: D/85)

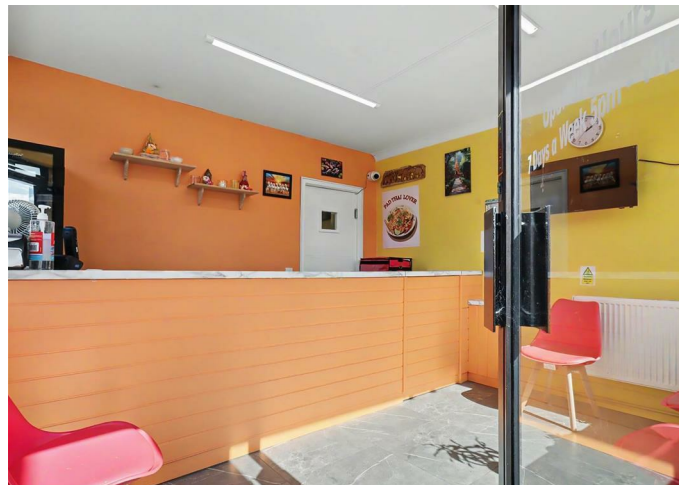
BULL CLOSE ROAD NORWICH NR3 1NY

Guide price

£240,000

FEATURES

- Mixed-use property (stp)
- Established Premises
- Prominent shopfront
- 2/3 Bedrooms Above
- Commercial kitchen
- Basement cellar
- Two-bedroom flat
- Investment Opportunity
- Ideal For Owner Occupier
- On-road permit parking



Ben Allman
Estate & Letting Agents

2/3 Bedrooms & Shop located in Norwich

An attractive and versatile mixed-use property in the popular NR3 area of Norwich, combining an established commercial premises with a well-proportioned residential flat above. Has operated as a Thai To Go takeaway, the property offers an exciting blend of commercial potential, residential accommodation and valuable ancillary space. Ideal for both investors and owner occupier.

The ground floor comprises a prominent shopfront and customer-facing sales area, leading through to an impressive commercial kitchen fitted for professional restaurant use. The kitchen also benefits from a basement cellar, providing valuable additional storage for stock, equipment and general business requirements. To the rear, a lobby provides access to the residential accommodation and separate flat kitchen. A further hallway leads to a contemporary shower room with walk-in shower, WC and wash basin, together with a separate WC suitable for commercial shop use.

A substantial storage room provides further excellent space for stock and equipment, with access towards the outside adding to the property's practicality.

The residential accommodation is arranged over the first floor and comprises two bedrooms and a generous reception/living area currently utilised as an additional bedroom, offering flexibility to suit individual requirements, subject to any necessary permissions.

Situated within NR3, the property is conveniently positioned for Norwich city centre, local amenities, independent businesses, shops, cafés and restaurants, with nearby public transport and access to the wider Norwich road network.

A rare opportunity combining established commercial premises, professional kitchen facilities with basement storage, versatile residential accommodation and excellent ancillary space in a convenient Norwich location.

SHOP FRONT

11'11 x 12'0

The commercial accommodation is approached via an impressive and prominent shopfront, featuring double-glazed windows and doors that provide excellent natural light and visibility into the premises. The

main retail area offers generous proportions and a practical layout well suited to customer-facing operations. Currently arranged for takeaway sales and collections, the space provides an attractive setting for the existing business whilst offering considerable flexibility for a range of commercial uses, subject to any necessary consents.

COMMERCIAL KITCHEN

12'0 x 11'11

Situated towards the rear, the substantial commercial kitchen forms an impressive and particularly practical part of the property. Currently arranged for restaurant and takeaway use, the space benefits from extensive stainless-steel preparation surfaces, professional cooking facilities, extraction, refrigeration and generous workspace. The kitchen also provides access to a useful basement cellar, offering valuable additional storage space for stock, equipment and general business requirements. Its generous proportions and well-planned layout provide an excellent environment for a thriving food-based business.

REAR LOBBY

A well-positioned rear lobby provides a natural connection between the commercial and residential elements of the property. From here, access is provided to the flat kitchen, whilst further doors lead through to the shower room, separate WC and useful storage accommodation. This arrangement provides a practical degree of separation between the business and residential areas.

FLAT KITCHEN

8'0 x 6'0

The residential kitchen is conveniently positioned on the ground floor and provides a well-appointed space with fitted cabinetry and generous work surfaces. There is ample room for the necessary appliances and everyday kitchen requirements, whilst the layout provides a seamless connection to the rear lobby and staircase leading to the residential accommodation above.

SHOWER ROOM

The contemporary shower room is beautifully presented with attractive marble-effect wall tiling and a modern white suite. The room comprises a generous walk-in shower, WC and wash basin, creating a stylish and practical facility for the residential accommodation.

WC

A separate WC is conveniently positioned off the rear lobby and provides an excellent additional facility for the commercial premises. Its location allows it to be utilised as a dedicated customer or staff toilet without the need to access the residential accommodation.

STORAGE ROOM

18'0 x 4'0

A substantial storage room provides an excellent and highly valuable addition to the commercial premises. Offering generous space for stock, equipment and general business storage, the room is ideally suited to supporting the existing restaurant operation. Direct access towards the outside further enhances its practicality and ease of use.

FIRST FLOOR LANDING

The first-floor landing provides a welcoming transition into the residential accommodation, connecting the bedrooms and versatile reception room.

BEDROOM ONE/RECEPTION ROOM

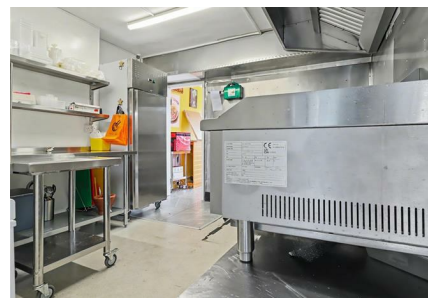
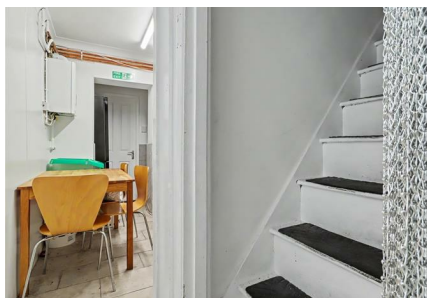
13'0 x 11'11

Originally arranged as the property's principal reception room, this generous and versatile space is currently being utilised as a bedroom. The room offers excellent proportions, with ample space for a comfortable seating arrangement or double bedroom furniture, while the large window allows plenty of natural light to fill the space. This adaptable room could be retained as a bedroom or returned to its intended use as a welcoming reception room, providing flexibility to suit the requirements of the new owner.

BEDROOM TWO

9'0 x 8'0

A well-proportioned second bedroom offering a comfortable and versatile space, with ample room for a double bed and additional bedroom furniture. The room benefits from natural light through the window and is presented in a neutral style, creating a calm and adaptable setting that would suit a range of interior schemes.





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BEDROOM THREE

8'0 x 6'1

A further generously sized bedroom providing excellent flexibility for use as a bedroom, guest room or home office. The room enjoys good natural light and offers sufficient space for bedroom furnishings, creating a comfortable and practical addition to the first-floor accommodation.

OUTSIDE?LOCATION

The property benefits from rear external access via the storage accommodation, providing practical access for stock, equipment and deliveries. On-road permit parking is also available, adding further convenience for occupants and visitors.

Situated on Bull Close Road in NR3, the property is conveniently located for Norwich city centre, local shops, cafés, restaurants and everyday amenities. Excellent public transport and road links provide easy access to the wider city and surrounding areas.

AGENTS NOTES

Business Rates:- NIL. Seller advises that the business benefits from small business rate relief. This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

EPC - D/85

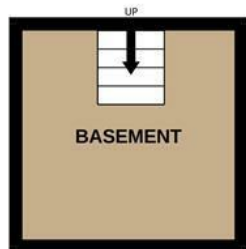
Possible Investment Income:- A suggested rental income of £16200 p.a (£1350 pcm)



BASEMENT

GROUND FLOOR

1ST FLOOR



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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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