



Newmarket Street, Norwich

Guide Price £150,000 Freehold

Energy Efficiency Rating : E

- ✓ Freehold Commercial Premises
- ✓ Vacant & No Chain
- ✓ Potential for Residential Conversion (stp)
- ✓ Open Plan Shop
- ✓ Side Storage Room
- ✓ Utility Room
- ✓ Cloakroom
- ✓ Off Road Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





IN SUMMARY

FREEHOLD VACANT COMMERCIAL UNIT situated in the GOLDEN TRIANGLE. A once thriving hair salon, the premises offer RESIDENTIAL CONVERSION POTENTIAL (stp), or is ideal for an OWNER OCCUPIER or investor to let the property between £800-£1000 PCM. The unit extends to some 528 sq ft (stms) with PARKING to the front and side. With uPVC double glazing the main shop is open plan, with a side storage room and access, utility area and cloakroom. SITUATED only MINUTES AWAY from the CITY CENTRE, the premises would suit a variety of uses.

SETTING THE SCENE

Fronting a corner setting with hard standing parking to front and side, the low maintenance exterior is perfect for shop displays and branding.

THE GRAND TOUR

With uPVC double glazed windows to the front and side, a door leads into the main shop which is open plan and finished with a wood effect flooring and electric heating. Previously a hair salon, various water and power points are installed. A door leads to a utility room with a sink and hot water supply, with a cloakroom beyond. A side storage room is shelved and also offers a side access door.

THE GREAT OUTDOORS

Off road parking is provided to front and side.

OUT & ABOUT

Located in the heart of the Golden Triangle, on the outskirts of Norwich City Centre providing an urban retreat, whilst being far enough away from the hustle and bustle. The property is within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

FIND US

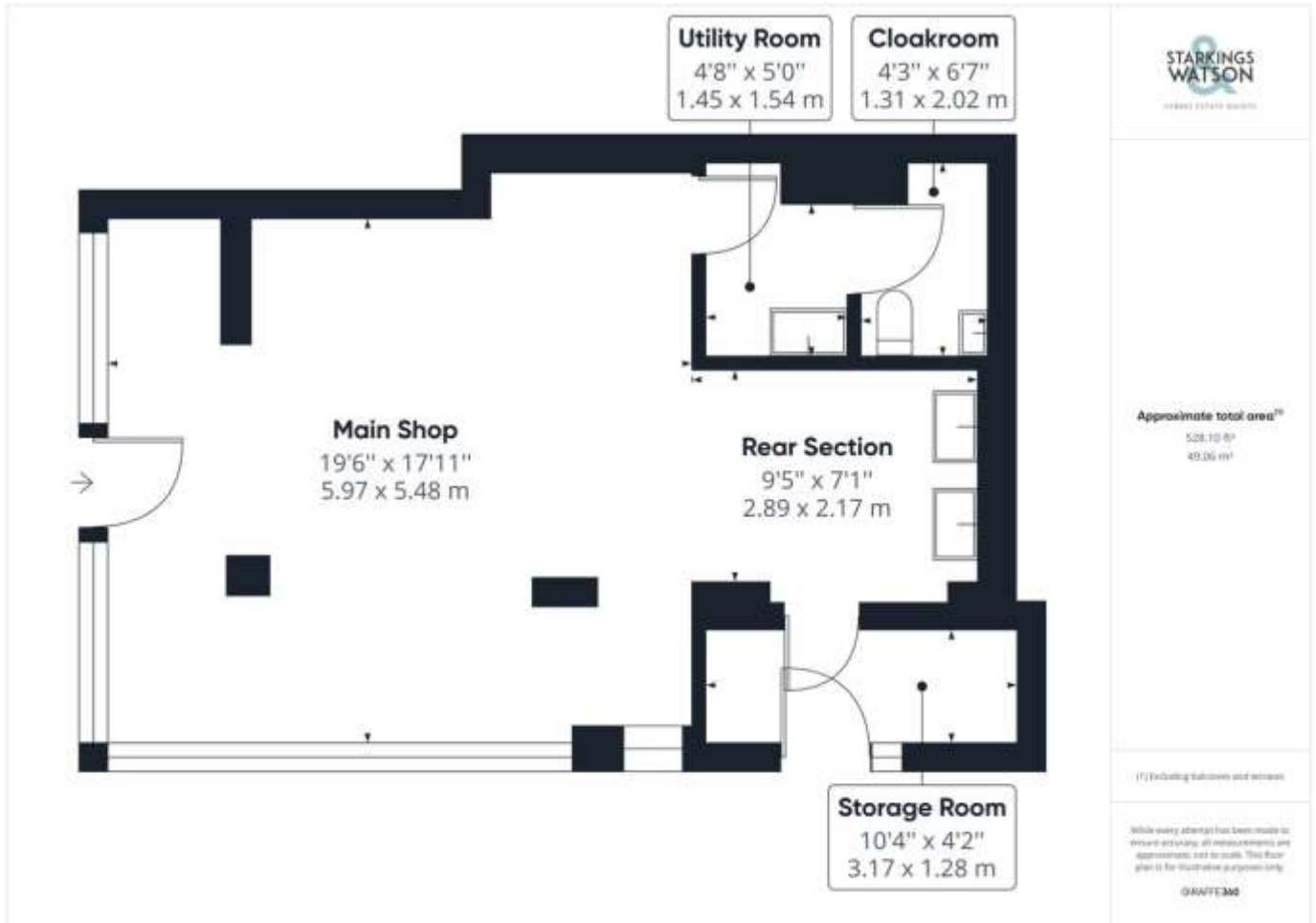
Postcode : NR2 2DW

What3Words : ///hired.axed.hedge

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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