



Ellendale House

21 St Stephens Road, Norwich, NR1 3SP

BROWN & CO



Ellendale House, 21 St Stephens Road, Norwich, NR1 3SP

Commercial/Residential Investment Opportunity with commercial premises together with change of use (prior approval) of part for conversion to three bedroom residential unit.

£375,000



DESCRIPTION

This freehold attached property comprises an excellent investment opportunity for a number of different buyers looking to acquire property close to the centre of Norwich.

The freehold includes a four office commercial premises with two car garage, part of which has planning consent (Prior Approval) for Change of Use to a three bedroom residence (which would leave two offices remaining). In addition, 21a St Stephens Road is a leasehold commercial unit with ground floor reception and three first floor consulting rooms.

Ellendale House dates back to 1827 or thereabouts and is approached to the front with a pedestrian access leading through the front door. At present the entire property is laid out for commercial purposes but could be divided up if any buyer is keen to take advantage of the planning consent for change of use (prior approval) which relates to the rear portion of the property backing onto St Stephens Square.

No. 21A St Stephens Road is held on a long lease by St Stephens Practice (999 year lease at £50 per annum ground rent). Buyers should note that the occupier of the first floor portion of this property has an obligation to contribute 33% towards the maintenance to the front of the building and 33% towards the upkeep of the front garden.

Copies of the 999 year lease, together with all other matters relating to the premises to include plans, planning matters, gas safety certificates etc., are available upon request.

It should be noted that the change of use (prior approval) for conversion of the back portion to residential was granted back in February 2021 and that this expires in February 2024.

The whole will be of great interest to buyers keen to derive an income from commercial premises, whilst either converting the back portion or continuing the commercial use for the whole property.

Please note: The front of the property is being repainted during August 2023.

PLANNING MATTERS

Change of use (grant of prior approval) was granted on 2nd February 2021 under the Town & Country Planning (General Permitted Development Order 2015) for change of use from current office space back into one residential dwelling. Copies of the planning consent and all the details relating to this, including plans, are available to view at the office of the vendor's agents.

SERVICES

Mains water, electricity, gas and drainage connected to the property.

LOCATION

The property is situated within walking distance of the centre of Norwich with all its local shopping, transport facilities and cultural amenities and close to Newmarket Road with easy access to the inner and outer ring roads. The A11 trunk road and Norwich southern bypass are within easy reach.

DIRECTIONS

Best approached from the centre of Norwich or via the inner ring road. At the roundabout at the top of St Stephens take the exit into St Stephens Road and the property will be seen on the right-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

St Stephens Road, Norwich, NR1

Approximate Area = 2495 sq ft / 231.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2023. Produced for Brown & Co. REF: 975280



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