



Post Office, The Green - NR13 3NY





## Post Office

The Green, Norwich

NO CHAIN. This versatile FREEHOLD COMMERCIAL PROPERTY presents an excellent opportunity for business owners and investors alike. The spacious 27' RETAIL AREA is well-proportioned, offering a flexible layout suitable for a variety of uses (subject to planning). With rear access for added convenience, the space is ideal for retail, office, or service-based enterprises looking to establish a presence in a RURAL VILLAGE SETTING. The property also benefits from a practical KITCHEN and a separate W.C, ensuring all essential amenities are close at hand for staff and customers. A welcoming courtyard frontage provides an ATTRACTIVE ENTRY POINT, while an external storage shed offers additional space for stock, equipment, or supplies. To the rear of the property, there is an allocated PARKING SPACE for one vehicle, providing convenient off-street parking.

Council Tax band: TBD

Tenure: Freehold



- No Chain!
- Freehold Commercial Property
- Range of Uses (stp)
- 27' Retail Area with Rear Access
- W.C & Kitchen
- Courtyard Frontage
- External Storage Shed
- Allocated Parking for One to Rear

Situated in the heart of Freethorpe, the village is located to the East of Norwich with local facilities including public house, church and school. There is access close by to the A47 and the larger village of Acle which has a more comprehensive range of amenities including village shops, schools and train station.



## SETTING THE SCENE

The property is approached via an attractive courtyard frontage, with a central pathway taking you to the front door.

## THE GRAND TOUR

Two front facing windows allows for natural light, with a tiled flooring running through the space. A kitchen leads off to the side, fully fitted and including space for stock and white goods. The rear hall offers storage and a built-in cupboard, with a door taking you to a W.C, finished with a white two piece suite and electric hot water unit.

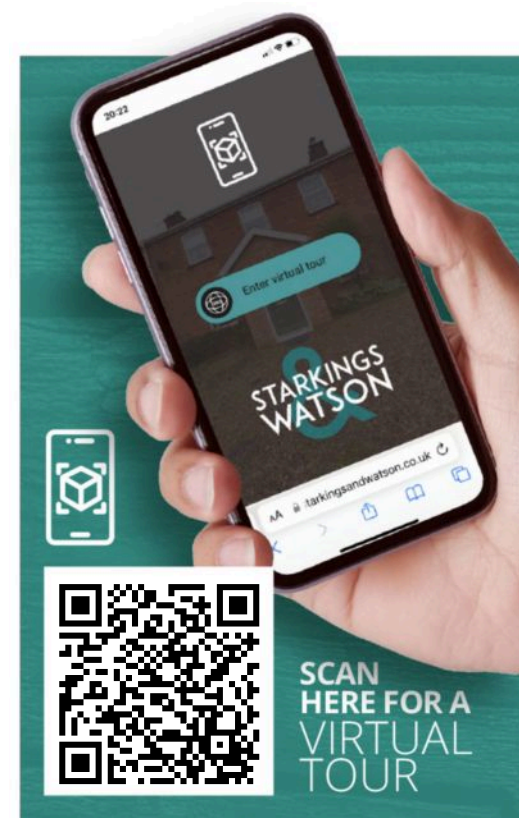
## FIND US

Postcode : NR13 3NY

What3Words : ///sentences.valuables.dogs

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

A timber shed offer storage, and a further parking space sits adjacent. Removing the shed would create a second parking space.



**Approximate total area<sup>(1)</sup>**

764 ft<sup>2</sup>

70.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

**WC**  
6'11" x 3'1"  
2.13 x 0.95 m

**Retail Area**  
27'8" x 18'1"  
8.44 x 5.51 m

**Kitchen**  
9'3" x 13'10"  
2.83 x 4.23 m







## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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