



**louchshacklock**  
and partners LLP

**01908 224 760**

[www.louchshacklock.com](http://www.louchshacklock.com)



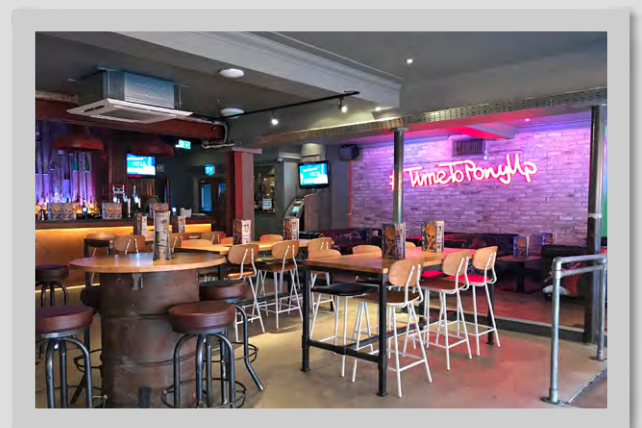
**INVESTMENT SALE**

**24-28 PRINCE OF WALES ROAD | NORWICH | NR1 1LF**

## **FREEHOLD LEISURE INVESTMENT FOR SALE**

**26,653 sq ft / 2,476.20 m<sup>2</sup>**

- Income producing leisure investment with parent guarantee to Deltic Group Limited
- Self-contained with high street frontage
- First and second floor vacant with potential for a variety of uses, subject to planning





**louchshacklock**  
and partners LLP

**01908 224 760**

[www.louchshacklock.com](http://www.louchshacklock.com)

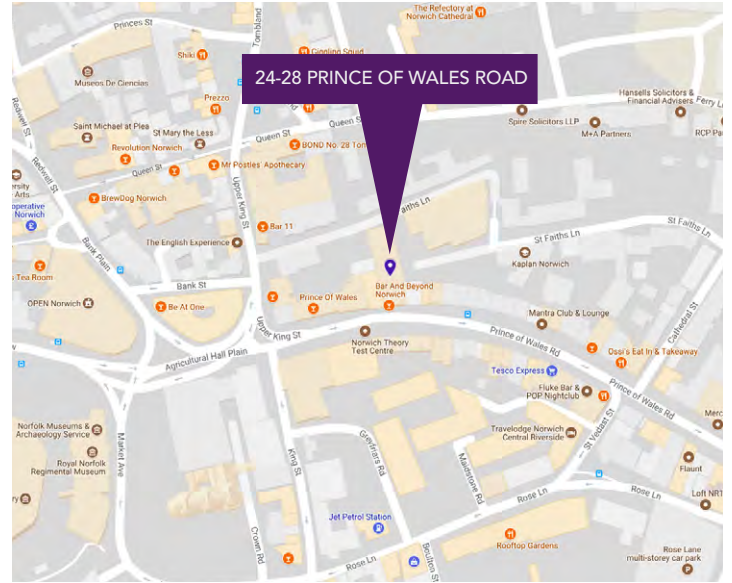
## Location

Norwich is the largest centre within East Anglia containing a population of 132,500. Norwich is some 43 miles north of Ipswich and 79 miles east of Peterborough. Connections to London are through the A11 and M11 motorways along with a regular train service to London Liverpool Street (approximately 1 hour and 50 minutes).

## Description

The property is located within the centre of Norwich and occupies a busy position along the Prince of Wales Road, a notably entertainment pitch with a number of restaurants and nightclubs in close proximity.

The property is arranged with a nightclub operating out of the basement and ground floor. The first and second floor has its own self-contained access and is now vacant having originally functioned as a nightclub. The upper floors contain a former dance floor, WC and cloakroom facilities.



## VAT

All rents, prices and premiums are stated exclusive of VAT.

## Floor Areas

	NIA (m <sup>2</sup> )	NIA (sq ft)
Basement Floor	666.20	7,171
Ground Floor	867.10	9,333
First Floor	825.80	8,889
Second Floor	117.10	1,260
<b>TOTAL</b>	<b>2,476.20</b>	<b>26,653</b>



## Energy Performance Certificate

EPC Rating D (99).

## Price (Freehold)

£1,100,000 + VAT.

## Tenancy

The ground and basement floor are let to Deltic Group Limited on a new 25 year lease at a passing rent of £75,000 per annum from 25th March 2017.

Viewing and further information:

Chris McClure



**01908 224760**

[louchshacklock.com](http://louchshacklock.com)

DDI: 01908 224767

[chris@louchshacklock.com](mailto:chris@louchshacklock.com)

Louch Shacklock and Partners LLP as agents for vendors/lessors of this property give notice that: 1. These particulars do not constitute nor any part of, any offer or contract. 2. All descriptions, statements, dimensions, references to availability, condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant, machinery, equipment, services and fixtures referred to in these particulars were believed to be present at the date of publication. They have not, however, been tested and, nor does any person in our employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 5. Louch Shacklock and Partners LLP does not provide any legal, financial or other advice. 6. The Vendor or Lessor does not give Louch Shacklock and Partners LLP or any person in the employment of Louch Shacklock and Partners LLP authority to make or give any representation or warranty in relation to the property. 7. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstance. If you are in any doubt, please seek professional advice.