



Roster Care
Nursing Agency
Main Tel: 0333 300 2919
24 Hour Tel: 07445 177 770
www.rosterhealthcare.co.uk

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 **Roster Home Care**
— You Trust We Care —

Opening Hours
MONDAY - 9AM - 5PM
TUESDAY - 9AM - 5PM
WEDNESDAY - 9AM - 5PM
THURSDAY - 9AM - 5PM
FRIDAY - 9AM - 5PM
SATURDAY - CLOSED
SUNDAY - CLOSED

IN THE PLACE YOU LOVE

WHAT WE OFFER

- Personal Care & Support
- Meal Preparation
- Medication Assistance
- Shopping Service
- Laundry & Ironing Service
- Respite & GP Appointments
- Domestic Duties
- Companionship
- Pet walking
- Activities Support
- Live in Care
- Waking/Sleeping nights

Tel: 01603 22253

OUR OBJECTIVE

Our objective is to provide an outstanding quality of care for our customers. Enabling people to continue to live independently in their homes, achieving their desired outcomes, and maintaining their quality of life and lifestyle preferences.

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ROCHE
Retail

231 Queens Road, Norwich, NR1 3AE
Retail - In Town, Office To Let / For Sale | £9,000 per annum / £175,000 | 769 sq ft
Prominent High Street Retail / Office building suitable for alternative uses and redevelopment subject to planning

Location

Norwich has a population of 170,000 persons and a regional catchment area of one million residents. In addition, approximately five million tourists visit Norwich annually. The property is located close to the City Road and Ber Street junction on an established parade of shops on Queens Road which forms part of the Norwich Inner Ring Road (A147). The location benefits from a high volume of passing traffic. Nearby occupiers include Xpress convenient stores and a variety of independent food takeaways and restaurants.

Description

The property comprises a ground and first floor shop/office building providing a front sales area with ancillary offices and storage. There is a ground floor kitchen and WC's located to the first floor. The property benefits from an enclosed rear yard/garden space.

Accommodation

Description	sq ft	sq m
Ground floor office / sales	334	31.03
Ground floor office	58	5.39
Ground floor storage	125	11.61
Ground floor kitchen	35	3.25
First floor office 1	122	11.33
First floor office 2	95	8.83
Total	769	71.44

Terms

The freehold interest in the property is available for sale with vacant possession. Alternatively, the property is available by way of a new full repairing and insuring lease for a term to be agreed. VAT is not applicable.

Summary

- Rent: £9,000 per annum
- Price: £175,000
- Business rates: The Valuation Office Agency indicate that the 2026 Rateable Value is £4,350. This is not the annual rates payable.
- VAT: Not applicable
- EPC: E (112)

Further information

- [View details on our website](#)

Contact & Viewings

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