



8-12 Prince Of Wales Road, Norwich, NR1 1LB

ROCHE Pub / Bar / Club To Let / For Sale | £30,000 per annum / Offers in the region of
£360,000 | 3,604 sq ft

Retail

Pub/Bar with First Floor Living Accommodation - For Sale/To Let

Location

The property is located on Prince of Wales, which is the main thoroughfare from the city centre and Tombland to the Riverside complex and train station. The area forms part Norwich's principal Late Night Activity Zone and the City Centre Leisure Area, comprising a mixture of bars, clubs, offices, and residential accommodation and within easy walking distance to the city centre and the main shopping areas including Chantry Place and Castle Quarter.

Description

The property comprises a freehold public house/bar with a well-proportioned ground floor bar area with trade kitchen, basement cellar and storage and first floor residential accommodation.

Accommodation

Description	sq ft	sq m
Bar and Ancillary	1,752	162.77
Living Accommodation	741	68.84
Cellar and Stores	1,111	103.22
Total	3,604	334.83

Viewings

Strictly by appointment through the sole agents.

Planning & Uses

We understand the current use is as a public house/bar and therefore a sui generis use class. A change to any other use is likely to require planning permission. The current Premises Licence permits opening until 4:30am. We recommend interested parties make their own enquiries of Norwich City Council to establish the current use, licensing and the potential for other uses.

Tenure & Terms

Offers in the region of £360,000 plus VAT are being sought for the freehold interest subject to vacant possession. Alternatively, the property is available to let at an initial rent of £30,000 per annum exclusive. In accordance with the latest Anti Money Laundering (AML) legislation the purchaser will be required to provide proof of identity, address and source of funds to the selling agents prior to solicitors being instructed.

Summary

- Rent: £30,000 per annum
- Price: Offers in the region of £360,000
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £37,500. The living accommodation falls within Council Tax Band C.
- VAT: Applicable. VAT is applicable on the purchase price/rent
- Legal fees: Each party to bear their own costs
- EPC: C (66)
- Lease: New Lease

Further information

- [View details on our website](#)

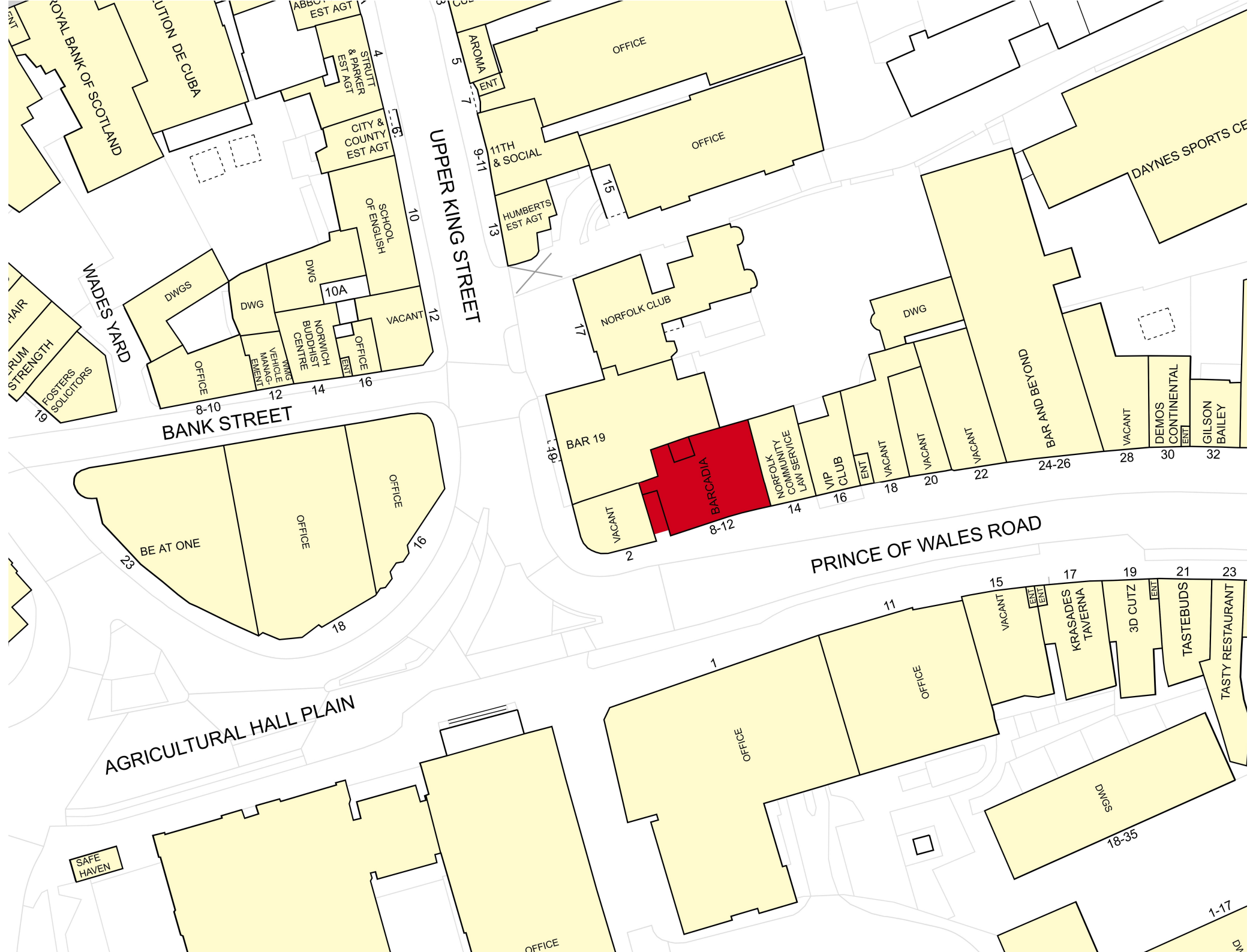
Contact & Viewings

Graham Jones
 01603 756338 | 07496 164609
grahamj@rochecs.co.uk

Chris Watkins
 01603 756336 | 07742 960315
chrisw@rochecs.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.





UPPER KING STREET

BANK STREET

PRINCE OF WALES ROAD

AGRICULTURAL HALL PLAIN

SAFE HAVEN

BARCADIA

BAR 19

NORFOLK CLUB

NORFOLK COMMUNITY LAW SERVICE

BE AT ONE

KRASADES TAVERNA

TASTEBUDS

TASTY RESTAURANT

DWGS

OFFICE

OFFICE

OFFICE

NORWICH BUDDHIST CENTRE

OFFICE

OFFICE

DWG

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DAYNES SPORTS CE

BAR 'N' BEND

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

11TH & SOCIAL

HUMBERTS EST AGT

CITY & COUNTY EST AGT

SCHOOL OF ENGLISH

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

VACANT

8-12

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DWGS

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

8-10

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DWGS

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

8-10

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DWGS

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

8-10

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DWGS

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

8-10

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DWGS

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

8-10

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DWGS

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

8-10

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DWGS

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

8-10

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DWGS

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

8-10

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

DWGS

DWG

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT

VACANT

VACANT

VACANT

DEMOS CONTINENTAL

GILSON BAILEY

8-10

DWG

VEHICLE MANAG EMENT

OFFICE

VACANT

VACANT

VACANT

VIP CLUB

VACANT

VACANT