



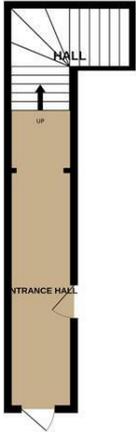
First and Second Floor, 15 Prince of Wales Road, Norwich, Norfolk, NR1 1BD

First and second floor commercial premises, ideal for refurbishment for multiple business uses.

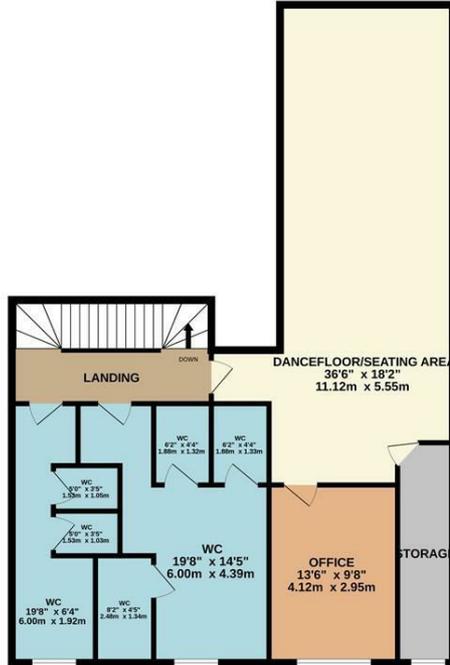
- Approx. 2,000 sq ft across two floors
- Former nightclub space with existing bar, WCs, and storage
- Potential for office, studio, leisure, or creative use (STP)
- Prominent location on one of Norwich's busiest roads
- Ground floor takeaway/restaurant opening soon
- Available on a new lease at £12,000 per annum

£12,000 Per Annum

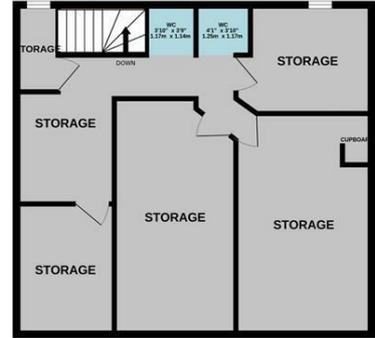
GROUND FLOOR
174 sq.ft. (16.1 sq.m.) approx.



1ST FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



2ND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 2032 sq.ft. (188.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		