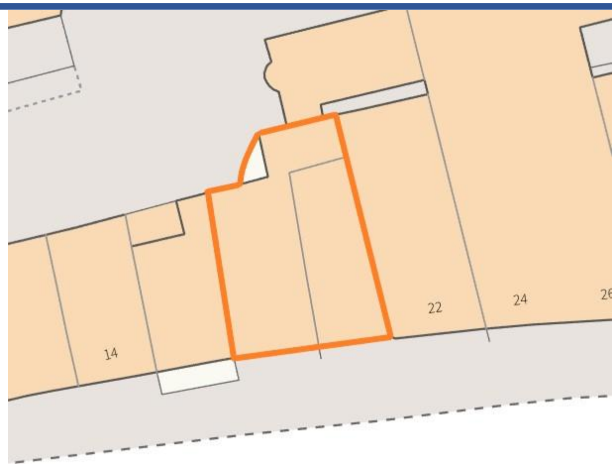
Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Development Potential

BLUE ALPINE

PROPERTY CONSULTANTS

Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential



Investment Consideration:

- Purchase Price: £495,000
- Rental Income: £36,500 p.a. + 2 floors vacant offices
- ERV once fully let: £51,500 p.a. GIY: 10.40%
- VAT is applicable to this property
- Comprises barber shop and restaurant at ground floor, with vacant offices at first and second floor
- Permitted development potential of the offices, subject to obtaining the necessary consents
- Occupiers nearby include Tesco Express, restaurant, estate agents, convenience store, barber shop and many more.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No.18 (Ground Floor)	Retail Shop: 91 sq m (979 sq ft) Open plan retail, storage, wc	KH249 Ltd (with personal guarantee)	10 Years from 1 May 2026	£16,500	Note 1: FRI Note 2: Rent review every 3 years linked to RPI Note 3: Tenant option to determine on the 3rd and 6th anniversary with min 6 months notice Note 4: Deposit held of £4,000
No.20 (Ground Floor)	Retail Shop: 110 sq m (1,185 sq ft) Open plan restaurant, kitchen, storage, wc	KD Vada Pav Ltd (with personal guarantee)	10 Years from 19 March 2026	£20,000	Note 1: FRI Note 2: Rent review in 5th year open market upward only Note 3: Tenant option to determine on the 5th anniversary with min 6 months notice Note 4: Deposit held of £5,000
No. 18-20 (First & Second Floor)	First Floor Office: 180 sq m (1,937 sq ft) Second Floor Office: 180 sq m (1,937 sq ft)	Vacant		ERV: £15,000	Note 1: Residential development potential
			Total	£36,500	
			ERV	£51,500	

Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential

Property Description:

Comprises three-storey retail & office building. The ground floor provides two retail units fronting Prince of Wales Road t/a Barber Shop (No.18) and Restaurant (No.20). The first and second floor provides self-contained office accommodation. Each floor benefits from lift access and its own utilities, providing the following accommodation and dimensions:

Ground Floor Shop No.18: 91 sq m (979 sq ft)
Ground Floor Shop No.20: 110 sq m (1,185 sq ft)
First Floor Office: 180 sq m (1,937 sq ft)
Second Floor Office: 180 sq m (1,937 sq ft)

Total GIA: 561 sq m (6,038 sq ft)

Permitted development potential of the first and second floor, subject to obtaining the necessary consents.

Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential

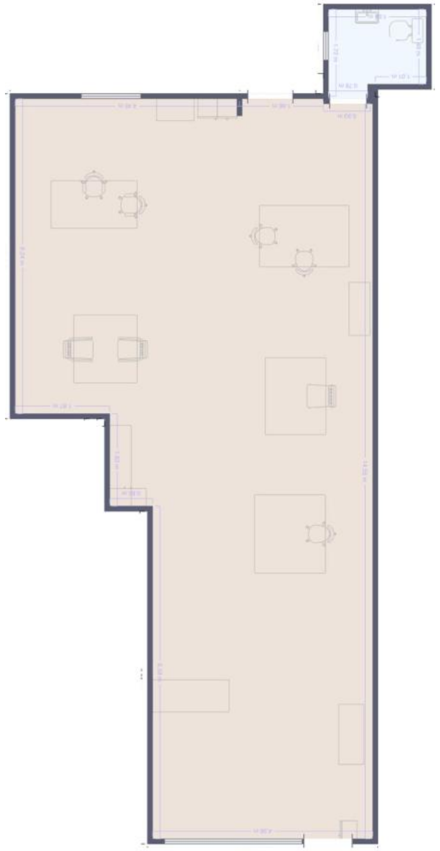
Tenancy:

Shop No.18 is at present let to KH249 Ltd (with personal guarantee) for a term of 10 Years from 1st May 2026 at a current rent of £16,500 per annum and the lease contains full repairing and insuring covenants. Rent review every 3 years linked to RPI. Tenant option to determine on the 3rd and 6th anniversary with min 6 months notice. Deposit held of £4,000.

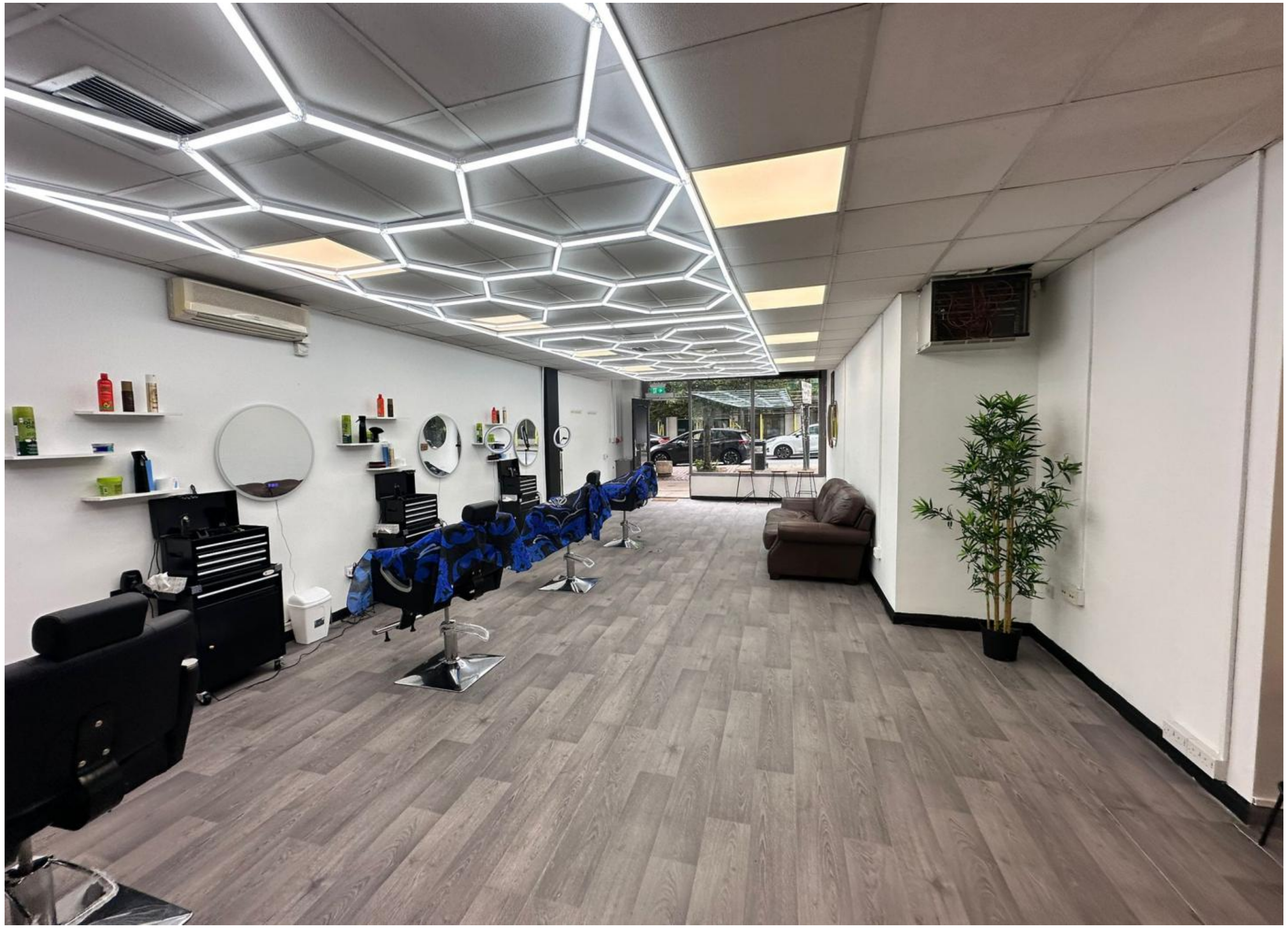
Shop No.20 is at present let to KD Vada Pav Ltd (with personal guarantee) for a term of 10 Years from 19th March 2026 at a current rent of £20,000 per annum and the lease contains full repairing and insuring covenants. Rent review in the 5th year open market upward only. Tenant option to determine on the 5th anniversary with min 6 months notice. Deposit held of £5,000.

The first and second floor offices are at present vacant. ERV: £15,000 p.a.

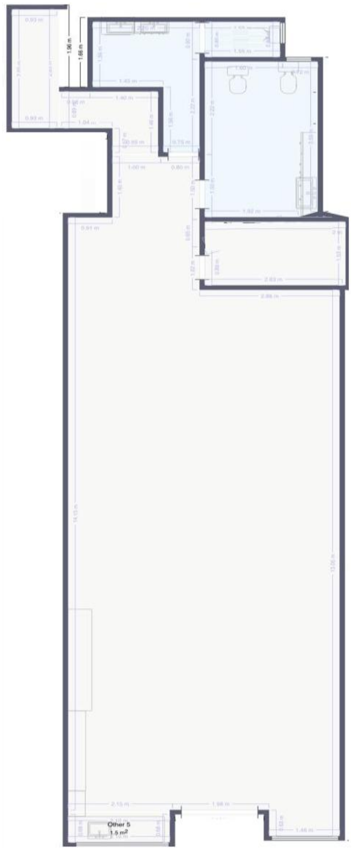
Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential



Ground Floor (No.18)



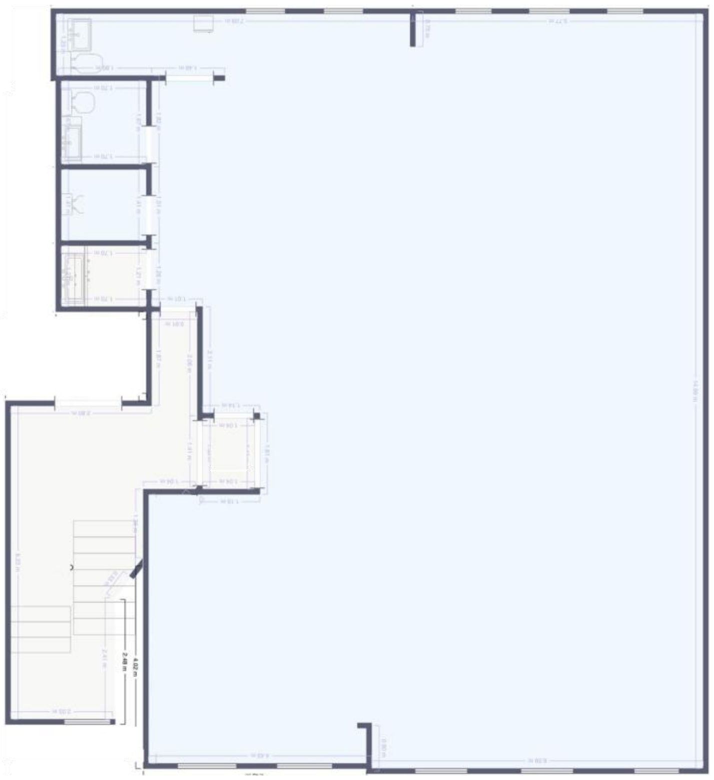
Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential



Ground Floor (No.20)

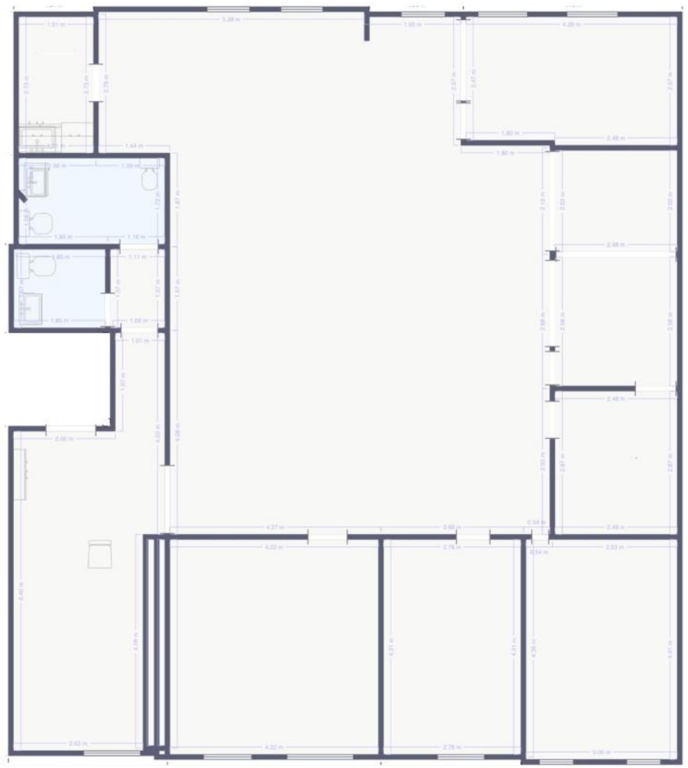
Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential

Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential



First Floor

Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential

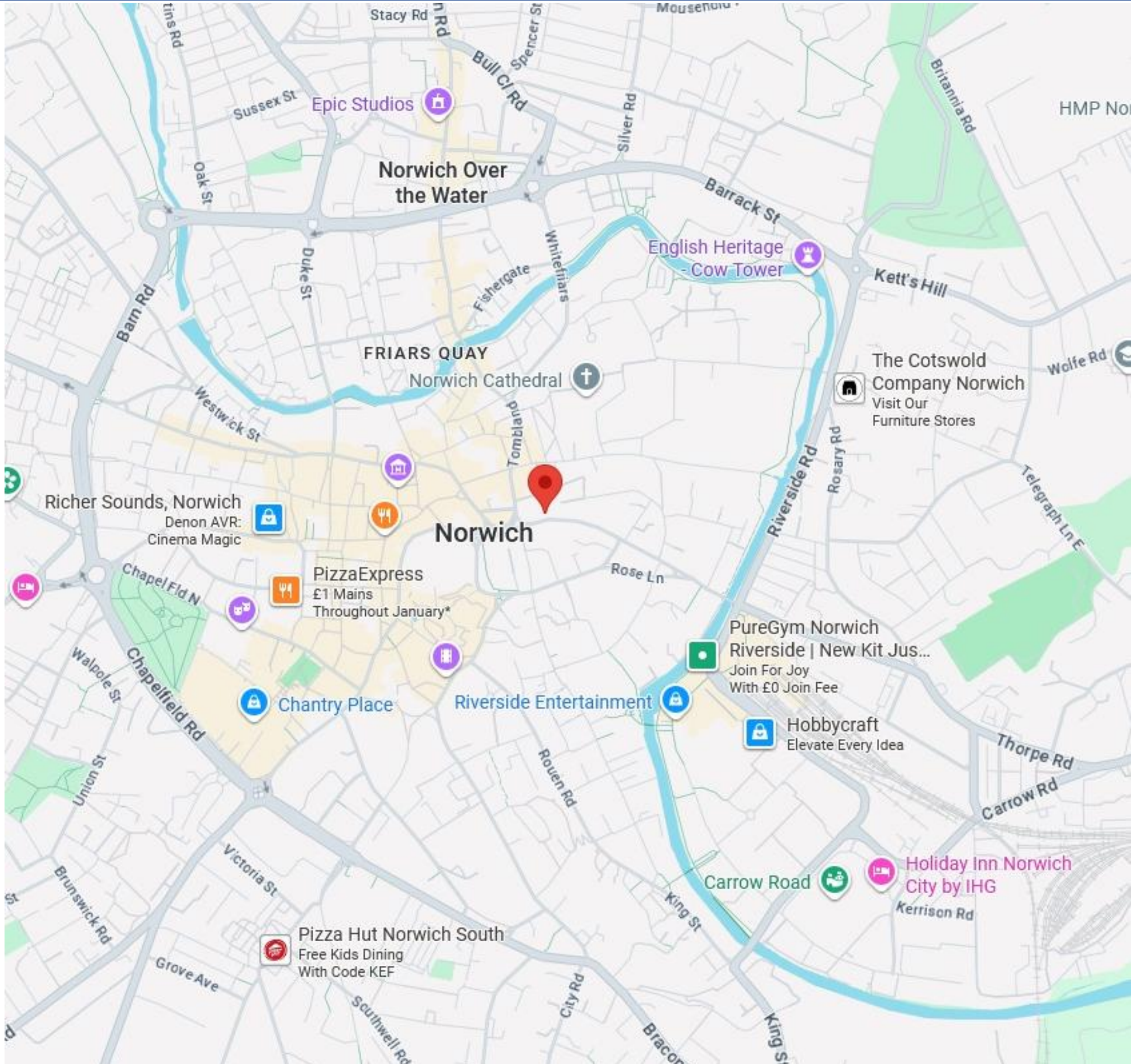


Second Floor

Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential

Location:

Norwich city centre provides an extensive range of shops and amenities. Norwich Station is within walking distance, approximately 0.4 miles away from the property. The property is located on Prince of Wales Road, which is the main thoroughfare from the city centre and Tombland to the Riverside complex and train station. The area is a mixture of bars, offices, and residential accommodation and within easy walking distance to the main shopping areas of Chantry Place and Castle Quarter. Occupiers nearby include restaurant`s, estate agents, convenience store and many more.

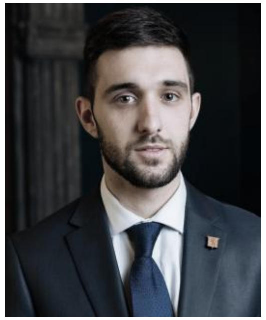


Norwich – 18/20 Prince of Wales Road, Norfolk NR1 1LB
Freehold Retail Investment & Vacant Office with Residential Development Potential

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.

Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com

BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ