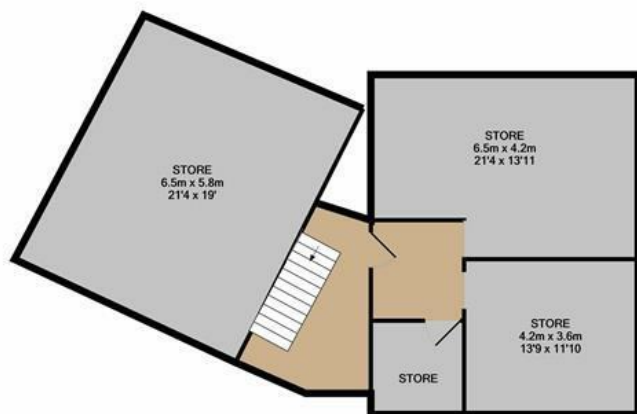


GROUND FLOOR  
APPROX. FLOOR  
AREA 199.5 SQ.M.  
(2147 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 92.4 SQ.M.  
(995 SQ.FT.)

TOTAL APPROX. FLOOR AREA 291.9 SQ.M. (3142 SQ.FT.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.  
Made with Metropix i2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Holt Road | Norwich | NR6  
Offers In Excess Of £340,000

abbotFox presents this opportunity to acquire an established business, with freehold premises. Occupying a generous corner position on a prominent road, with a generous car park, this represents a rare opportunity to acquire a successful business with potential for further growth.

With the property ideally located to attract passing trade, and within easy reach of several other amenities, this opportunity demands an internal inspection.

The building itself, comprises of an entrance, leading to a generous shop area, till area, garage space, storeroom, kitchen and cloakroom to the ground floor. The first floor offers three further storage rooms.

The building itself has also had planning permission granted to be converted to residential use, with full information available by contacting the sales team.

