

abbotFox

KNIGHTS IN A CITY

Don't dismiss night safety

For more reminders you can't ignore when you're out in Norwich scan the code.

Find your nearest free phone charging point or taxi rank and explore other helpful resources at goodnightnorwich.co.uk

20:03

Reminder
Book a taxi home 🚖

Let's roll!

Don't leave catching a cab home to chance. Impress your mates by booking ahead - you'll be the VIPs of the taxi queue.

22:52

Reminder
Speak up! 🗣️

Ignore **Oh mate!**

If your mate's behaving badly, make some noise (or have a quiet word) so everyone can get back to enjoying the music.

23:42

Reminder
Charge my phone 🔋

Ignore **Roger that!**

Phone running low? Boost your battery and your mood at the SOS Bus on Prince of Wales Road. Feelin' recharged? Yeah you are!

02:06

Reminder
Meet up to eat up 🍔

Ignore **Mmmm!**

A late-night snack lets you regroup while you recoup, energises you to get home safe, and helps with that hangover.

PRIVATE PROPERTY
PARKING ENFORCEMENT BY CAPTION AT ALL TIMES

A PARKING CHARGE EACH OF £100

Any vehicle parking or waiting at any time

CCOP

PARKING
AND SECURITY SOLUTIONS LTD

THIS PROPERTY IS PATROLLED 24 HOURS A DAY.

SECURITY DOGS & CCTV ARE IN OPERATION.

24 HOUR HELPLINE: **01603 340989**

Prince Of Wales Road, Norwich
£2,917 Per Month

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**

THE DETAIL _____

22–22a Prince of Wales Road, Norwich — To Let

An exceptional opportunity to secure a prominent commercial premises in one of Norwich's most vibrant and high-footfall locations. Situated on the ever-popular Prince of Wales Road, this property benefits from constant passing trade, particularly during evenings and weekends, making it ideal for a variety of retail, leisure, hospitality, or service-based uses (STPP).

The property offers a substantial ground floor trading area with excellent frontage and visibility, providing strong branding potential. Upper floors offer additional space suitable for storage, offices, staff facilities, or ancillary use.

Located within walking distance of Norwich Train Station, the city centre, Riverside leisure complex, and major transport links, the premises sits at the heart of the city's nightlife and entertainment district.

THE HIGHLIGHTS _____

- Six month rent free period
- Available now
- Long term lease
- Prime city centre location
- Excellent transport connections nearby
- Flexible accommodation across multiple floors
- High footfall day and night

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.