



Medina Bar, 25 Prince Of Wales Road
£495,000

Medina Bar

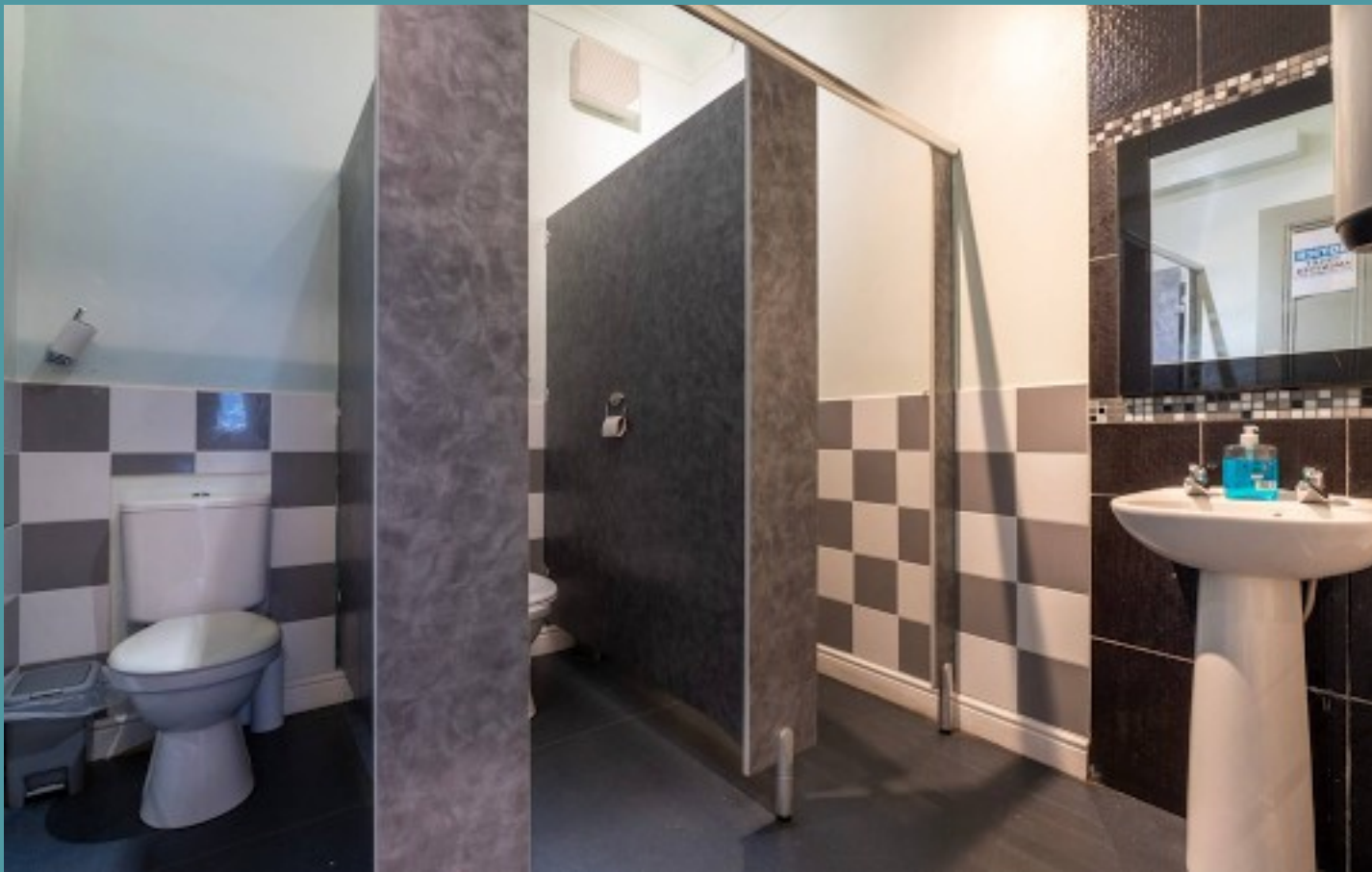
25 Prince Of Wales Road, Norwich

Introducing to the market this incredible investment opportunity down Prince Of Wales road within the vibrant city centre. The ground floor is home to a thriving sports bar, making it a lucrative prospect for those seeking a venture within the hospitality industry. While the upper floors are residential accommodation, with spacious and versatile living spaces. Whether you are an investor seeking a profitable venture or an entrepreneur with a vision for a thriving business, this property offers endless possibilities for growth and success in city centre location.

LOCATION

Prince of Wales Road is a vibrant street located in the heart of Norwich, Norfolk, England. It is well-known for its lively atmosphere, especially in the evening, as it is home to numerous bars, clubs, and restaurants, making it a popular destination for both locals and visitors. The road connects to some of Norwich's other major streets and is situated close to the city center, making it easily accessible. It runs parallel to the River Wensum and is near notable landmarks such as Norwich Railway Station and the historic Norwich Market. Over the years, Prince of Wales Road has evolved from a primarily residential area to a bustling entertainment hub, attracting a diverse crowd. The street is named after the title traditionally given to the heir apparent to the British throne, Prince of Wales.





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Spread across multiple levels, the property is brimming with potential. The ground floor is currently home to a thriving sports bar with ample seating space, a fully equipped bar area, and essential amenities such as toilets and storage rooms. The cellar, though currently underutilised, holds promise for expansion or customisation to suit a variety of business needs. Additionally, an outdoor seating area provides an inviting space for patrons to enjoy the outdoors. The kitchen is currently utilised for storage, holds promise for those looking to diversify the property's offerings by introducing a food service component.

Ascending to the upper floors, you will find the living accommodation, thoughtfully designed to offer comfort and convenience. With bedrooms, bathrooms, reception rooms and a kitchen, offering spacious and versatile accommodation. Further enhancing the property's appeal is its off-road parking at the rear, a valuable commodity in a bustling city centre.





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Location is key, and this property does not disappoint. Situated within close proximity to the train station, bus services, shops, restaurants, and independent businesses, it enjoys high visibility and foot traffic, guaranteeing a steady stream of potential customers. This strategic positioning ensures that the property remains at the epicentre of the city's social and commercial activities, cementing its status as a desirable investment opportunity.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: B





Medina Bar

25 Prince Of Wales Road, Norwich

- Incredible investment opportunity with residential accommodation
- Prime location within the city centre on Prince Of Wales Road
- Full of potential
- Successful sports bar and cultural hub with a classic pub design
- Cellar, kitchen currently used as storage, storage rooms, toilets & a outdoor seating area
- Living accommodation across two floors
- Off-road parking at the rear of the property
- In close proximity to the train station, bus service, shops, restaurants and independent businesses

