



Bridge Veterinary Practice Ltd, 63 Norwich Road

Norwich



Minors & Brady

# Bridge Veterinary Practice Ltd

63 Norwich Road, Norwich

Prominent freehold veterinary investment in the heart of Wroxham, generating £48,000 per annum and an approximate 8% yield. Bridge Veterinary Practice occupies a highly visible position on Norwich Road and has served the local community since 1986. The detached property extends over two floors and provides a comprehensive range of clinical, office and ancillary accommodation. Internally, the premises include multiple consultation rooms, a surgery, inspection and treatment area, X-ray facilities, kennels and staff accommodation, centred around a spacious reception and waiting area. Externally, the property benefits from a large gravel driveway providing extensive on-site parking, together with both stepped and ramped access. Situated within one of Norfolk's most sought-after Broadland villages, the property serves a wide catchment area and enjoys excellent connectivity.

- Secure freehold commercial investment opportunity
- Long-established occupier with nearly 40 years' trading history
- Income-producing asset generating approximately £48,000 per annum
- Reflecting an attractive yield of approximately 8%
- Extensive accommodation arranged across ground and first floors
- Purpose-configured healthcare premises with specialist treatment facilities
- Dedicated reception and client waiting areas
- Generous customer and staff parking provision to the front of the property
- Excellent accessibility with disabled ramp and pedestrian access points
- Prime position within the popular Broadland hub of Wroxham, serving surrounding villages and rural communities





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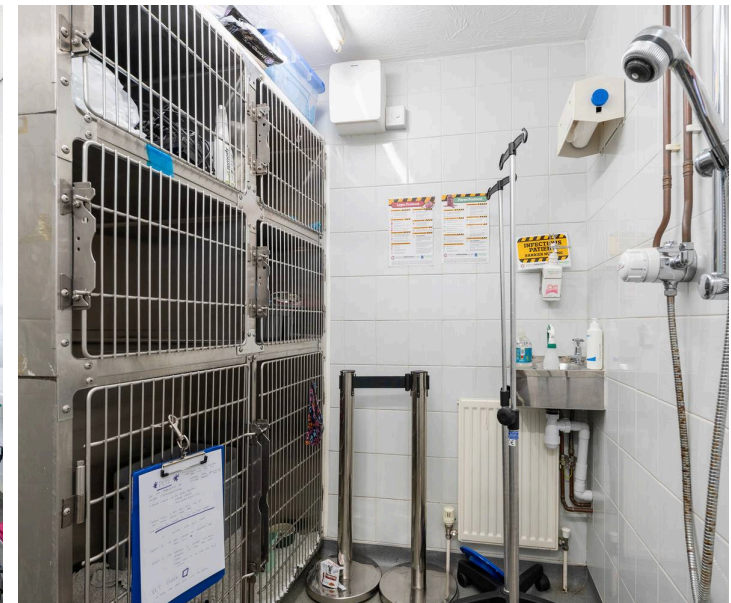
## The Location

Situated in the heart of Wroxham, Norwich Road occupies a prominent position within one of Norfolk's most desirable Broadland villages. As one of the principal routes through the village, Norwich Road benefits from excellent visibility and significant levels of passing vehicular traffic, making it an attractive location for businesses seeking strong local presence and brand exposure.

Often referred to as the gateway to the Norfolk Broads, Wroxham serves a wide catchment area extending across numerous surrounding villages and rural communities. The village provides a comprehensive range of amenities including supermarkets, independent retailers, cafés, restaurants, schools and healthcare facilities, generating consistent activity throughout the day and supporting a thriving local community.

The location is particularly well suited to veterinary, healthcare, professional service and other customer-facing operators, benefitting from an established residential population, a strong local economy and excellent accessibility. Nearby Hoveton further enhances the area's appeal, providing additional amenities and helping to create one of the region's most vibrant commercial and residential centres.

The property enjoys convenient access via the A1151, providing direct links to Norwich approximately 8 miles to the south-west, whilst Wroxham railway station offers regular services into the city and the wider rail network. The combination of a highly visible main-road position, excellent accessibility and a substantial local catchment makes Norwich Road an outstanding location for a wide variety of commercial occupiers.



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## Bridge Veterinary Practice, Wroxham

Bridge Veterinary Practice represents an excellent freehold investment opportunity situated in a prominent position on Norwich Road, Wroxham. Established in 1986, the practice has become a longstanding part of the local community, providing veterinary care, surgery, treatment and routine animal healthcare services to Wroxham and the wider Broadland area.

The property enjoys strong roadside prominence along one of the village's principal routes, benefitting from excellent visibility and accessibility.

Occupying a substantial site extending to approximately 3,460 sq ft (321.5 sq m), the property has been comprehensively fitted and arranged for veterinary use. The accommodation is centred around a spacious reception area and dedicated waiting room, creating a welcoming environment for clients and visitors. A number of consultation rooms are positioned throughout the building, complemented by a surgery, inspection and treatment area, X-ray room, kennel facilities, office accommodation, storage rooms and staff welfare facilities, providing a highly functional operational layout.

The ground floor extends to approximately 2,586 sq ft and offers the principal clinical accommodation, including four consultation rooms, a surgery, inspection area, kennel area, X-ray room, offices, laundry room, storage facilities and reception space.



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The first floor extends to approximately 875 sq ft and provides additional office accommodation, a generous staff break room and ancillary storage, supporting the day-to-day operation of the practice.

Externally, the property benefits from a large gravel driveway providing extensive on-site parking for staff and visitors. Access to the building is available via both traditional stepped entrances and a disabled-access ramp, ensuring excellent accessibility for all visitors.

The combination of generous parking, ease of access and prominent frontage further enhances the property's appeal.

The property is located within the heart of Wroxham, widely regarded as the gateway to the Norfolk Broads. Wroxham serves a wide surrounding catchment and offers a comprehensive range of amenities, together with excellent road and rail connectivity.

The property's position on Norwich Road ensures convenient access for clients travelling from surrounding villages and neighbouring communities, making it an attractive location for veterinary, healthcare and other professional occupiers.

The property is held as an income-producing investment and is let at a current passing rent of (approx) £48,000 per annum, providing purchasers with an attractive 8% yield at the asking price. This is a rare opportunity to acquire a well-established healthcare investment in one of Norfolk's most sought-after Broadland locations.

## Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

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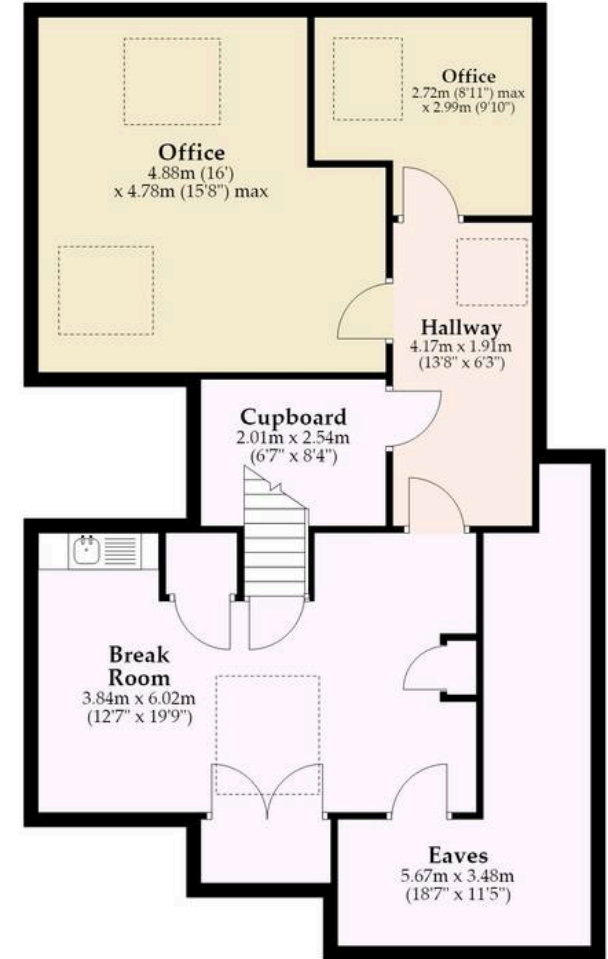
### Ground Floor

Approx. 240.3 sq. metres (2586.2 sq. feet)



### First Floor

Approx. 81.3 sq. metres (874.6 sq. feet)



Total area: approx. 321.5 sq. metres (3460.8 sq. feet)



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.

Plan produced using PlanUp.

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