

Norwich Office - Sales, Lettings and Auctions

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Aylsham Road, Norwich
Price £200,000

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- Investment opportunity
- Prime NR3 main road location
- The property includes one retail shop unit and two one bedroom flats
- All three units have separate access
- Close to local amenities
- Potential annual income of £22,740
- The current shop tenant wishes to stay subject to terms



This excellent investment opportunity is located just North of Norwich City centre on the well connected Aylsham Road and has a potential annual rental yield of £22,740 .The property comprises a versatile commercial shop unit fronting Aylsham Road, along with two one bedroom flats, each with separate access from the rear, offering a strong rental potential across both residential and commercial sectors. The commercial space includes a welcoming retail area, an adjoining office, a utility room, and a cloakroom, making it well suited for a range of business uses and it benefits from gas central heating. The first of the residential units occupies the lower ground floor and features an open plan living space incorporating a kitchen and dining area, a shower room, and a staircase leading to a first floor bedroom and benefits from gas central heating. The second flat is located on the top floor and offers a well designed layout, with an open plan living area including a fitted kitchen, a lobby, a double bedroom, and a bathroom and benefits from electric heating. Situated close to a wide range of local amenities and with excellent access to the City centre, this mixed use property presents a rare opportunity for investors seeking a ready made portfolio in a prime NR3 location.



Location Aylsham Road is ideally located to the North of Norwich`s historic Cathedral City centre, offering a perfect balance of suburban calm and urban convenience. The area enjoys excellent transport links, with a direct bus route providing quick and easy access in and out of the City centre, making it ideal for commuters and those who enjoy the vibrant cultural and retail offerings Norwich has to offer. A good selection of local amenities are within easy reach, including shops, cafes, a supermarket, and a well equipped local gym. Investors will appreciate the proximity to well regarded local schools catering to all age groups, as well as nearby doctors` surgeries for everyday healthcare needs. For those who travel further afield, Norwich International Airport is also easily accessible, offering both domestic and international connections. With its strong community feel, practical location, and comprehensive range of nearby services, Aylsham Road is a well connected and desirable place to call home.



Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Tel: 01603 305805

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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