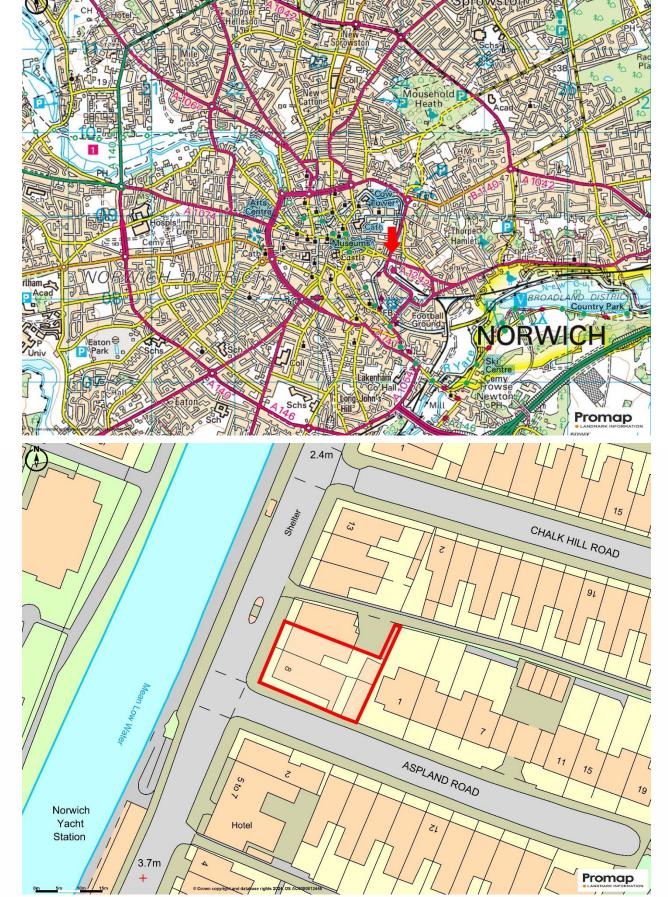
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Upon the instructions of Joint LPA Receivers

Former Hotel with Development Potential 406.26 m² (4,373 Sqft)

Development

For Sale

BOUTIQUE HOTEL IN PROMINENT CITY CENTRE LOCATION

17 LETTING ROOMS OVER THREE FLOORS

PENDING PLANNING
APPLICATION FOR
CHANGE OF USE TO 4
APARTMENTS AND 1 NEW
1 DWELLING

FREEHOLD WITH VACANT POSSESSION

The Central Hotel, 8-9 Riverside Road, Norwich, Norfolk NR1 1SQ

Situated conveniently for access to Norwich Rail Station, Central Hotel sits overlooking the River Wensum and Norwich yacht Station. It is accessed from the city's inner link road with the amenities of the city centre are within walking distance. The property is situated in a mixed residential and commercial area.

Norwich primary retail areas, nightlife and Norwich City football ground can also all be reached within a short walk from the property.



The Central Hotel, 8-9 Riverside Road, Norwich, Norfolk NR1 1SQ

Description

The property, originally constructed as an end-ofterrace and a mid-terrace dwelling, now comprises a 3-storey guest house/hotel.

Internally the property consists of 17 bedrooms with predominantly ensuite facilities, a reception room, dining room, kitchen and a staff breakout area. The property is connected to all main services and drainage.

Externally there is a garden to the front, side, and rear, together with a detached single garage.

Investigation required to foundations on the front right corner of the property with evidence of movement present.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor area:

Description Ground Floor First Floor Second Floor Total GIA	m ² 157.39 162.81 39.65 359.85	Sq Ft 1694 1753 427 3,874
Garage	46.45	500
Site Area	0.04ha	0.09ac

Terms

The freehold interest in the property is available for sale at £650,000 exclusive.

Planning

The property has been utilised as a hotel under use class C1 Hotels, boarding and guest houses.

An application to change the use to 4 apartments and 1 new build dwelling was submitted in November 2022, but expired in January 2023.

Planning Reference: 22/01425/F

https://planning.norwich.gov.uk/onlineapplications/simpleSearchResults.do?action=firstPa ge

Norwich City Council City Hall St Peter's Street Norwich NR2 1NH

Business Rates

The property has been removed from the rating list but from the Valuation Office Agency website the previous entry was:

Description: Hotel and Premises

Rateable Value: £78,500

The previous rateable value was £31,000

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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DDi: 01603 216806

Nick O'Leary

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DDi: 01603 216827

SUBJECT TO CONTRACT - HRD/njr/28422/120

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