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**139 Ber Street, Norwich, Norfolk, NR1 3EY**

**FOR SALE £225,000**

Restaurant with second floor residential accommodation

- Attractive Grade II Listed property
- Open plan ground floor
- Large first floor kitchen
- Suitable for a variety of uses STP

**Ground & first floor 105.3 sq m (1,069 sq ft)**

## Location

The property occupies a prominent position on Ber Street which is a short walk south from Norwich City centre. Ber Street forms one of the main arterial routes into Norwich from the Inner Norwich Ring Road and is a popular location with a variety of businesses including restaurants/ cafes, offices and leisure uses.

Nearby occupiers include Tax Assist, John Lewis, Norwich Harley-Davidson and The Ber Street kitchen.

## Description

The current occupier operates a business from 135-137 Ber Street and 139 Ber Street which have been opened up on the ground floor to join the properties. In the event of agreeing a sale of either half, the properties will be separated.

139 Ber Street comprises a 3 storey Grade II Listed restaurant with first floor kitchen and second floor residential accommodation.

The ground floor provides a large open-plan well-presented restaurant and bar area with rear customer WCs.

The first floor provides a large kitchen, food prep area and store.

The second floor provides residential accommodation comprising 3 bedrooms and a bathroom.

## Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Ground floor restaurant	57.8	622
First floor kitchen & store	47.5	447
Second floor includes 3 small bedrooms and a bathroom		

## Services

We understand the property is connected to mains gas, electricity, water and sewage.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Business rates will be the responsibility of the occupier. The premises currently has the following combined assessment with 135-137 Ber Street:-

Description	Restaurant & premises
Rateable Value	£30,500
Rates payable for 2019/2020	£8,405

\*The property will need to be reassessed to provide separate assessments for 135-137 Ber Street and 139 Ber Street.

\*The residential accommodation is listed within council tax band A.

## Tenure

The Property is freehold and available to purchase with vacant possession for an asking price of **£225,000**.

## VAT

It is understood that VAT is applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

## EPC Rating

The property has an EPC rating of C.

## Viewing & Further Information

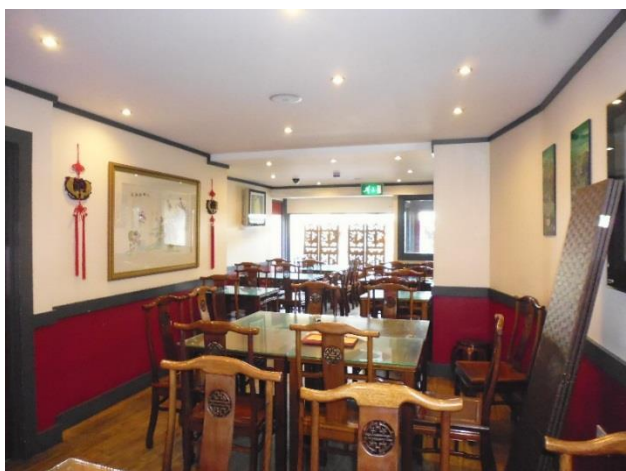
Strictly by appointment with the sole letting agent:-

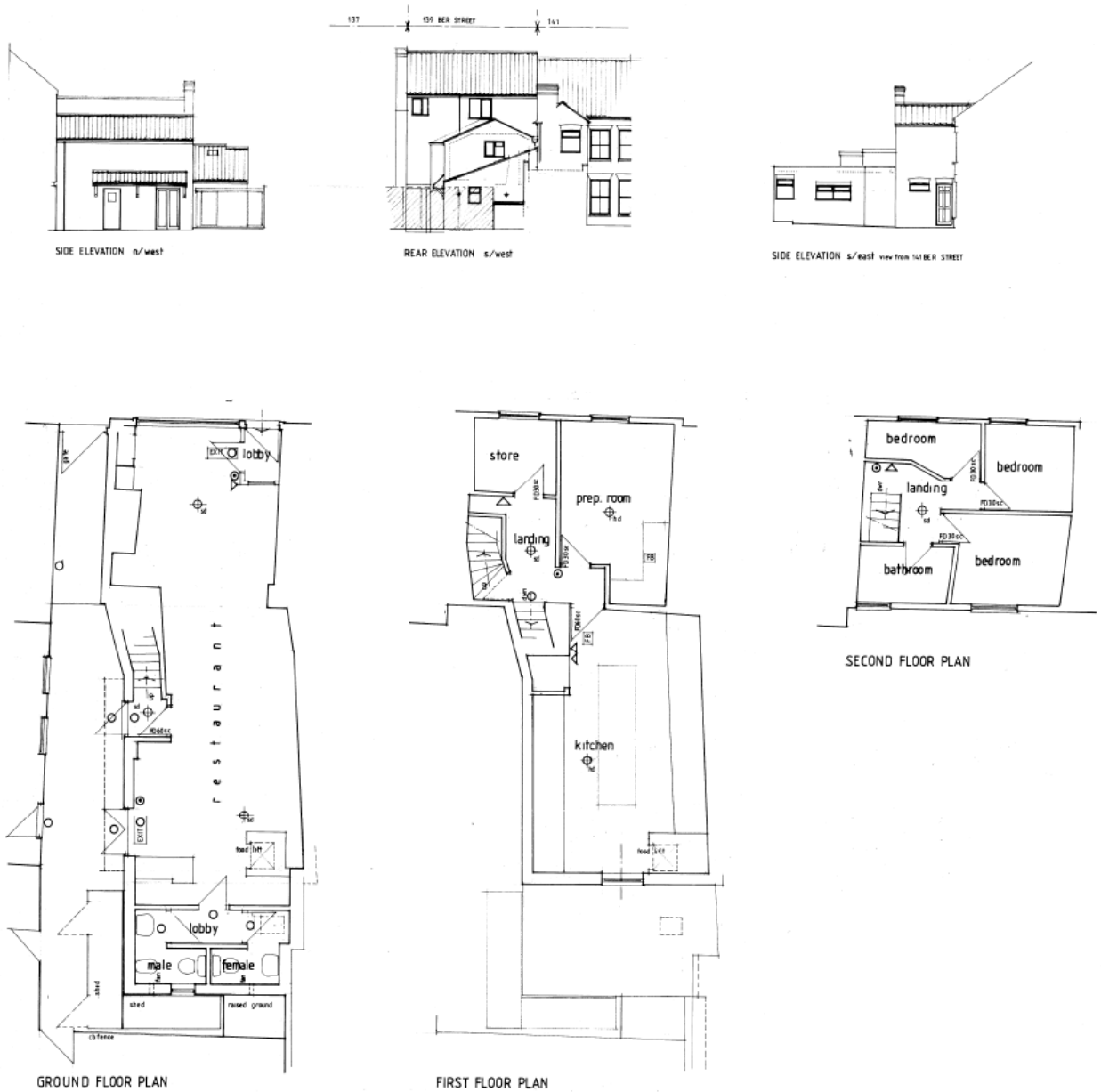
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