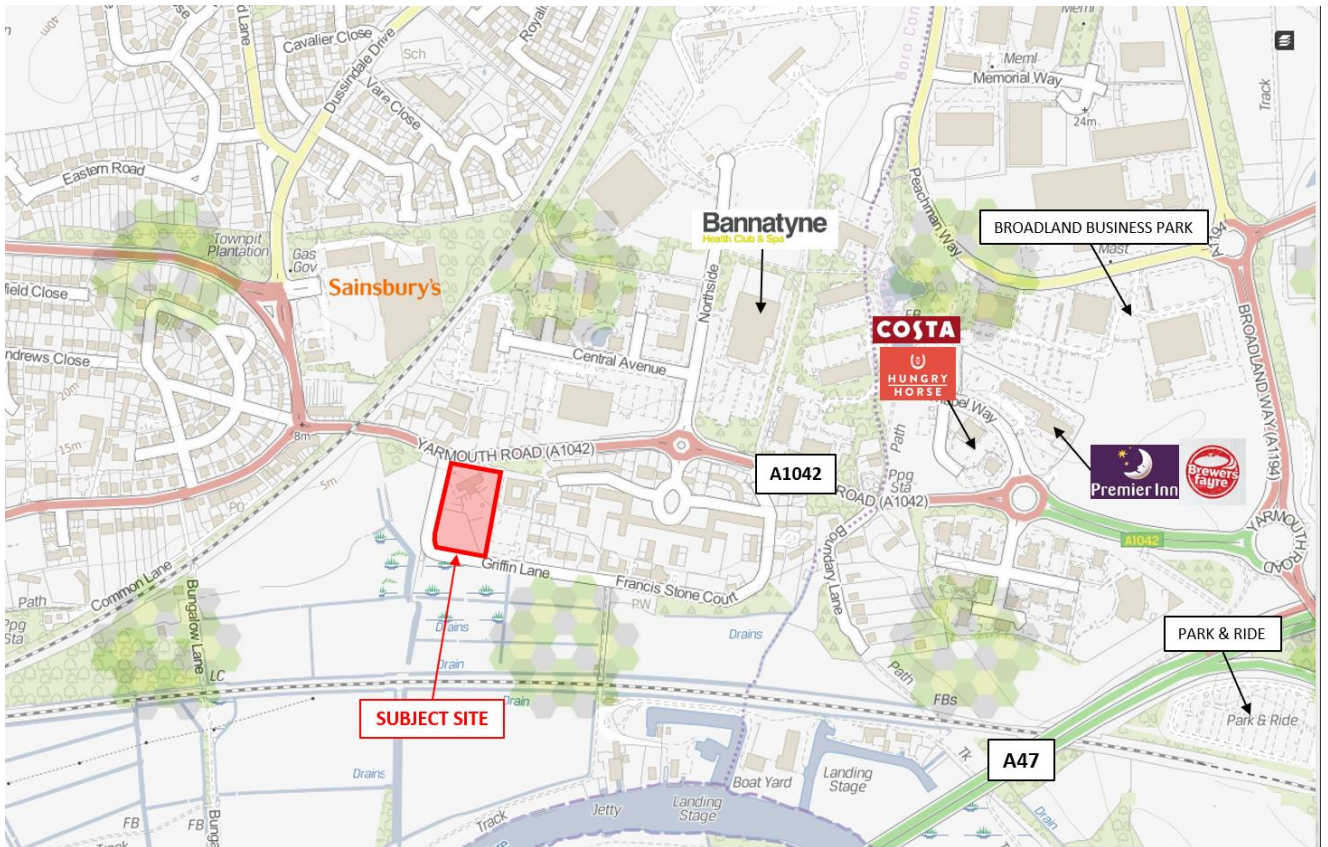


TO LET

Norwich | Yarmouth Road | NR7 0SN

Former "Griffin" Public House



Location

The property fronts Yarmouth Road (A1042), the principal route heading east-west from both the Norwich Ring Road and City Centre and connects with the A47 arterial road (to Kings Lynn & Great Yarmouth) less than 1 mile to the east.



Site boundary shown for indicative purposes only

Description

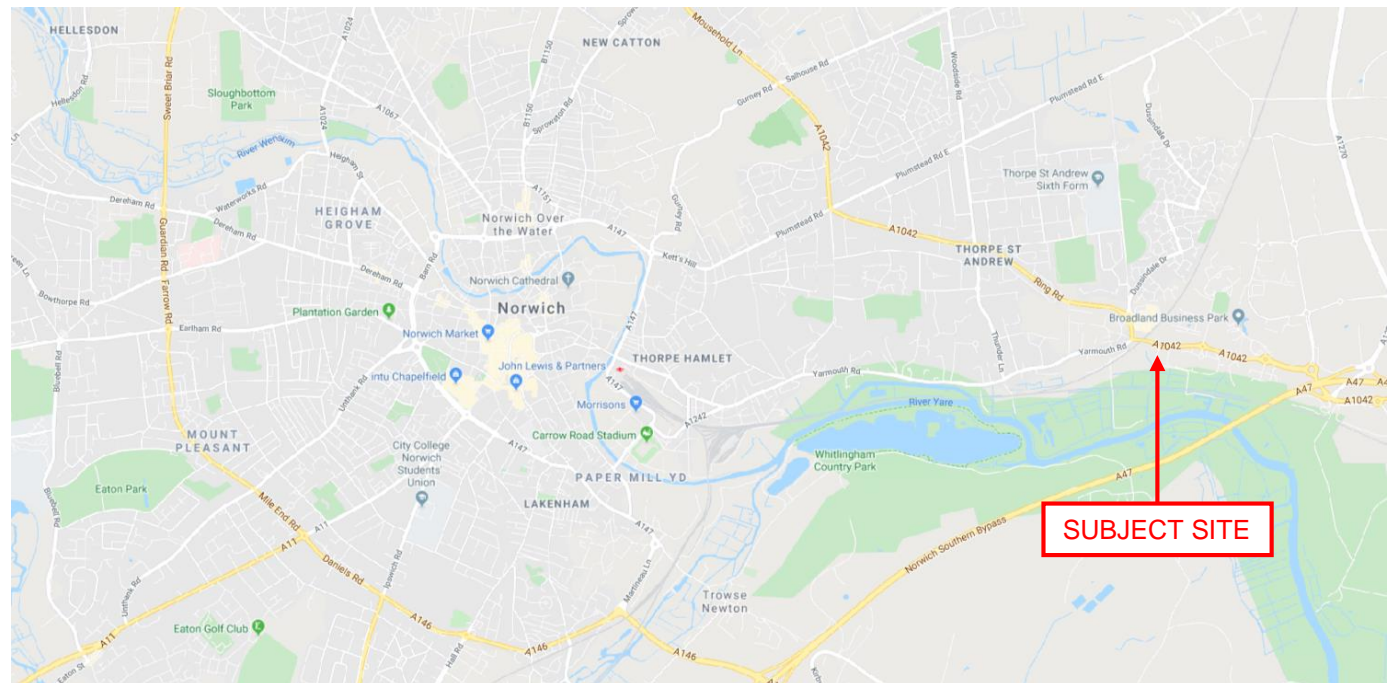
The site comprises approximately 2 acres, with the building comprising a former public house with garden to the rear and customer car park to the front and side. The building footprint extends to approximately 4,700 sq ft and is of predominantly single storey with a small section being two storeys.

Planning

All planning enquiries are to be made directly with the local planning authority, Broadland District Council.

Opportunity

The property is available to let at a rent of £50,000pa exclusive. Other terms to be agreed, subject to the covenant / financial standing of the proposed tenant.



Maps & photos courtesy of Google

Timing

The property is currently unoccupied and therefore immediately available, subject to agreeing the handover condition required and subject to contract.

EPC Rating

D 79

Viewing/Further Information

The property can be viewed from the road at any reasonable time during daylight hours. All enquiries, or to arrange an accompanied viewing, please contact ESH:

Adam Patrick
020 7758 0407
adam@eshp.com

Karl Norman
020 7758 0408
karl@eshp.com

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