



East of
England
COOP

154 Unthank Road,
Norwich,
NR2 2AB

Convenience Store
& Residential
Investment
Opportunity

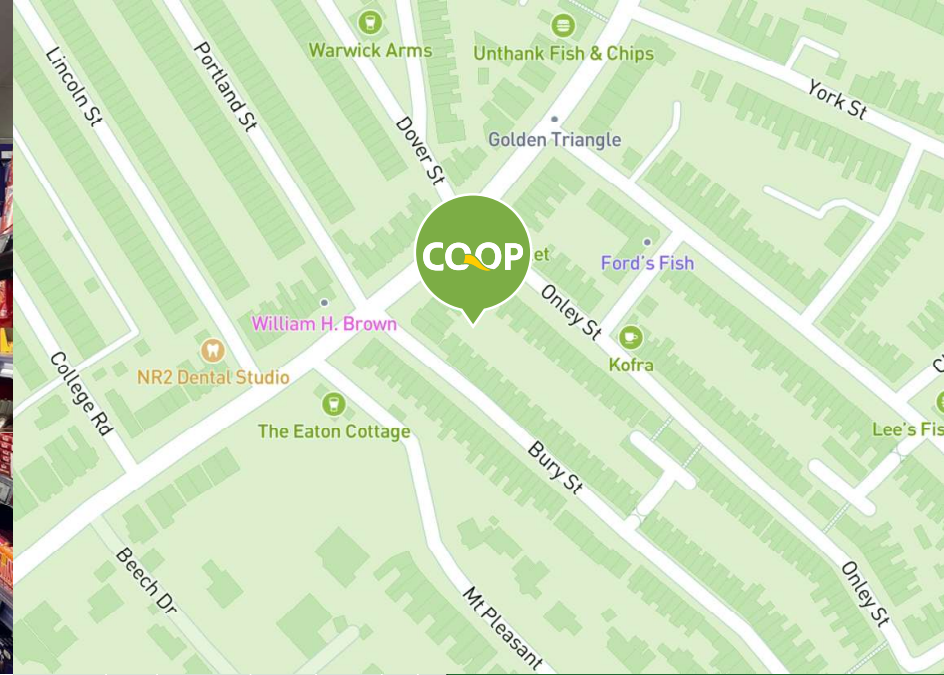
COOP Daily

We are instructed to seek offers in excess of

£500,000

(FIVE HUNDRED THOUSAND POUNDS,
SUBJECT TO CONTRACT)

NET INITIAL YIELD OF 7.64%



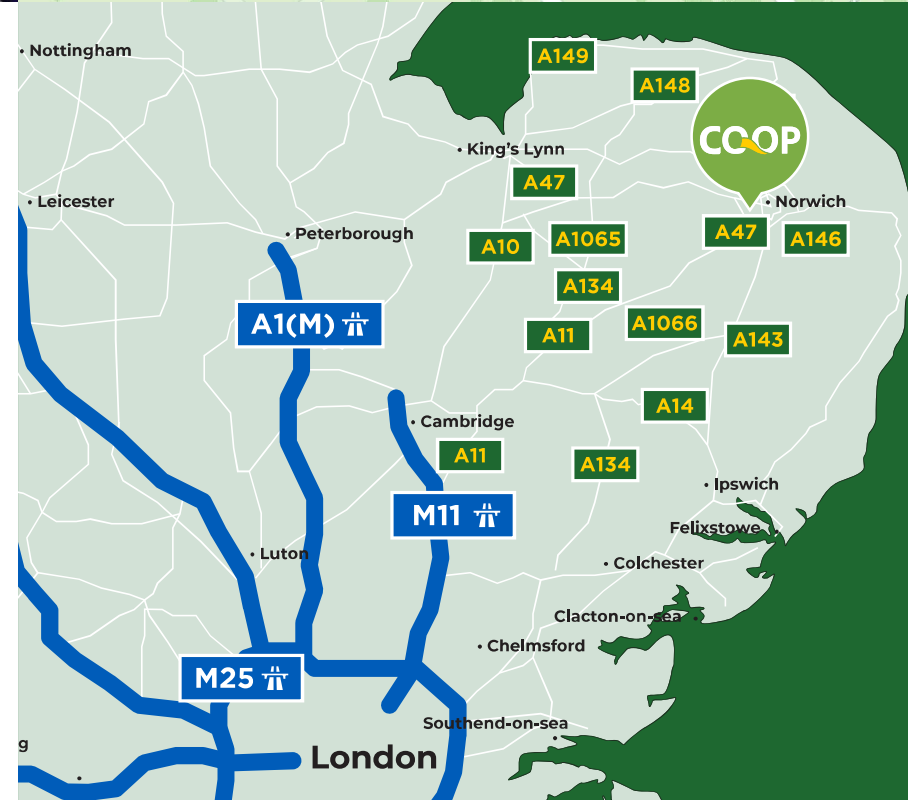
- Convenience and residential investment, situated in the heart of the sought-after Golden Triangle area of Norwich
- Let to the excellent covenant East of England Co-operative Society Limited recently renewed 10 year lease subject to a tenants break option 24th April 2029
- Let on an overriding lease with a current passing rent of £40,000 per annum
- Includes two well maintained 1 bedroom flats
- Freehold

LOCATION

Norwich is an attractive cathedral city located approximately 110 miles north of London via the A11/M11, 40 miles north of Ipswich via the A140/A14, and 60 miles north of Cambridge. Norwich Rail Station offers regular services to London Liverpool Street, with a journey time of approximately 1 hour and 51 minutes.

SITUATION

The property is prominently situated on Unthank Road, at the junction with Olney Street, in the heart of the Golden Triangle-one of Norwich's most sought-after residential suburbs. The area is vibrant and diverse, popular with students, professionals, and families alike. Occupiers in the nearby vicinity include a mixture of several national occupiers such as TSB Bank, Café Nero and well established local traders such as estate agents, chemist, butchers, florist, funeral directors, hairdressers/barbers, public houses, and take away restaurants.





DESCRIPTION

The property is an end of terraced building of brick construction comprises under a pitched roof forming part of residential and established local retail parade. The store trading as a convenience store is arranged over the ground floor with a sales area providing a range of grocery products, excellent range of fresh food and an off license with ancillary store and staff accommodation to the rear for the unit. There are 2 well maintained one-bedroom flats over the first floor, benefitting from a roof terrace.

ACCOMMODATION

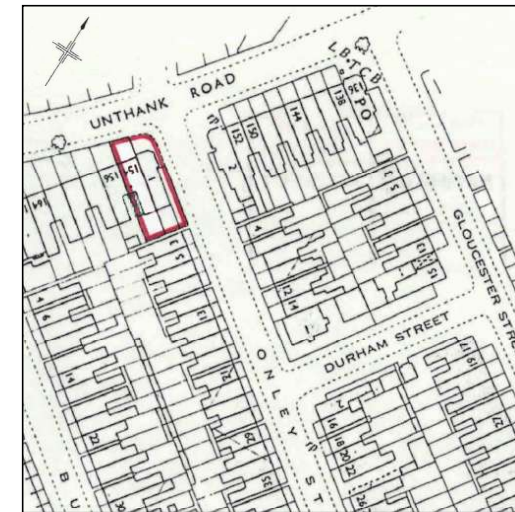
FLOOR	SQ FT	SQ M
Ground	1,639	152.3
First - (1 Onley Street)	560	52
First - (1a Onley Street)	560	52
Total NIA	2,759	256.3

All measurements have been provided by the vendor and any interested parties are to verify themselves.

TENANCY

The property is let to East of England Co-operative Society Limited on a full repairing and insuring lease for a term of 10 years from July 2024. The current passing of £40,000 per annum. Subject to open market review from 24th April 2029. There is tenant only break clause 16th April 2029 subject to 6 months prior written notice.

TITLE PLAN



For identification purposes only.



TENURE

Freehold.

COVENANT

The East of England Co-operative Society trade from over 120 stores in the East of England.

For the year ending 25th January 2025 reported a turnover of £378,302 million, a pre-tax profit of £49,873 million and net assets of £200,388 million.

For further information

[East of England Co-op | Supporting Your Local Community with Food, Funerals, Travel & More](#)

EPC

The commercial unit has an EPC rating of B35. Both apartments have EPC rating of D. Certificates are available on request.

VAT

The property is elected for VAT purposes, and the transaction will be treated as a transfer of going concern (TOGC).

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

£500,000

(FIVE HUNDRED THOUSAND POUNDS).

Subject to contract and exclusive of VAT. A purchase at this level reflects a net initial yield of 7.64% after allowing for purchaser's costs of 4.70%.

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VIEWING & FURTHER INFORMATION

All interested parties are requested to make any appointments strictly through Savoy Stewart.

TERMS & CONDITIONS

Savoy Stewart, for themselves and for the vendors or lessors of this property for whom they act, give notice that:

These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. Savoy Stewart cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein, and prospective purchasers or tenants must not rely on them as statement of fact or representations, and must satisfy themselves as to their accuracy. No employee of Messrs Savoy Stewart has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition and Savoy Stewart will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. (Oct 2025).



Michael Braier

E: mb@savoystewart.co.uk

T: 020 7478 9112

M: 07940 528399