

BABY BUDDHA CHINESE TEAHOUSE

135-137 Ber Street, Norwich, NR1 3EY

FREEHOLD: £595,000 | REF: 1466649

KEY HIGHLIGHTS

- Norwich City Centre Restaurant
- 60 cover restaurant
- Highly profitable restaurant
- 4-bedroom owners accommodation
- Rear patio & garden
- GIA 3283 sqft, Energy Rating C



DESCRIPTION

Originally dating back to the 1850s, 135-137 Ber Street is a characterful and historic property that has long formed part of Norwich's established hospitality scene. The building was originally constructed as a public house and retains much of the charm and presence associated with its Victorian heritage. Arranged over multiple floors, the property presents an attractive period façade fronting Ber Street and offers a blend of traditional architectural features and contemporary trading accommodation. In recent years, the premises have been sympathetically adapted for restaurant use, providing well-appointed dining areas whilst preserving the building's inherent character and historic appeal. The property occupies a prominent position within this historic thoroughfare, benefitting from excellent visibility and forming a notable landmark within one of Norwich's oldest commercial districts.

LOCATION

Situated on Ber Street, one of Norwich's principal routes linking the city centre with the railway station, Baby Buddha Chinese Teahouse occupies a prominent and easily accessible position on the edge of the historic city centre. The restaurant is located just a short walk from the John Lewis department store and its adjoining car park, providing convenient access for shoppers and visitors alike, while Norwich Railway Station is approximately a 10-minute walk to the east. This strategic location benefits from strong pedestrian and vehicular traffic, with the surrounding area comprising a mix of retail, leisure, residential and office uses, making it a popular destination for both local residents and visitors to the city.













INTERNAL DETAILS

Internally, the property provides a well-configured trading layout that has been fitted out to a high standard for its current restaurant use. Upon entering the premises, a welcoming bar area is situated to the right-hand side, providing an attractive focal point and reception space for customers. To the left is the principal restaurant, offering approximately 60 covers within a comfortable dining environment that combines character and functionality.

To the rear of the trading accommodation is a comprehensively fitted commercial kitchen, specifically designed and equipped for Chinese cuisine, with a layout that supports efficient food preparation and service. Ancillary facilities include a substantial walk-in refrigerator and walk-in freezer, providing excellent cold storage capacity. Customer facilities comprise ladies', gentlemen's and disabled WC accommodation, ensuring the property is well equipped to cater for a broad customer base.

FIXTURES & FITTINGS

All trade fixtures and fittings are owned and to be included in the sale.

EXTERNAL DETAILS

Externally, the property benefits from a small patio area together with a private garden to the rear, providing attractive outdoor space that could be utilised by customers or for staff amenity purposes. The property also includes two separate storage units, offering valuable ancillary accommodation for stock, equipment and general business storage.

THE OPPORTUNITY

The freehold interest in this attractive and well-maintained restaurant property is available for £595,000. Occupying a prominent position on Ber Street, close to Norwich city centre, John Lewis and Norwich Railway Station, the property benefits from excellent accessibility and strong local footfall. The premises comprise a fully fitted restaurant business together with valuable living accommodation, including four bedrooms, making it ideally suited to owner-operators. Presented in good condition throughout, the property offers an excellent opportunity to acquire a substantial freehold hospitality asset in a sought-after city centre location.

OWNER'S ACCOMMODATION

The accommodation comprises four bedrooms, a comfortable living room, a family bathroom and a separate WC. Offering practical on-site residential accommodation, the living quarters provide a valuable addition to the business, allowing operators to reside at the property whilst maintaining a clear separation from the main trading areas.

BUSINESS RATES

The rateable value as of April 1st 2026 is £22,750





TRADING HOURS

Monday - Closed
Tuesday - Saturday - 11:30am-2:30pm, 5:30pm-8pm
Sunday - 11:30am-4pm

TENURE

Freehold.

REGULATORY

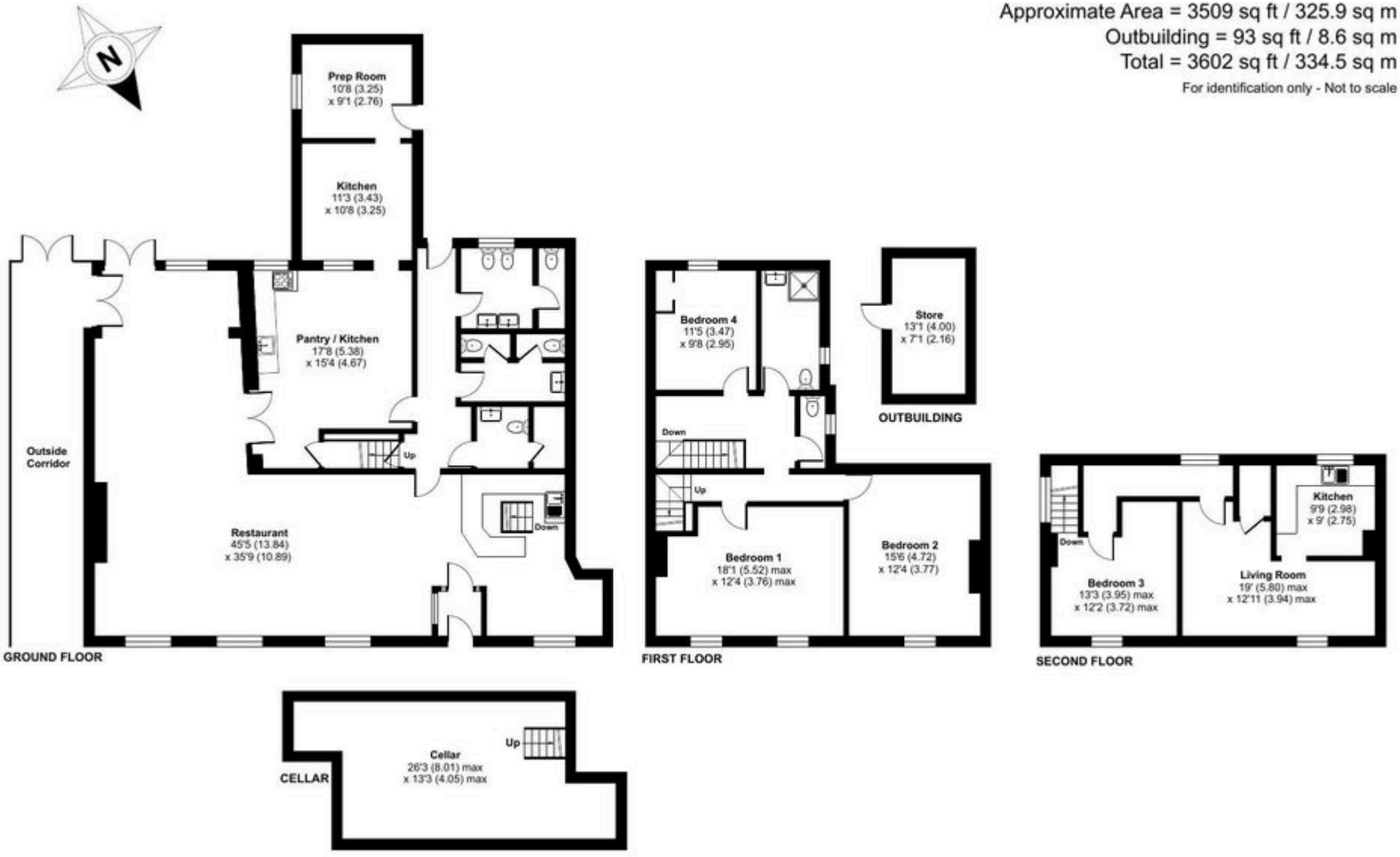
Mains electricity, water, drainage and gas.

Premises licence.



135-137 Ber Street, Norwich, NR1

Approximate Area = 3509 sq ft / 325.9 sq m
Outbuilding = 93 sq ft / 8.6 sq m
Total = 3602 sq ft / 334.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1514708

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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