

## EQUIPPED CAFÉ AVAILABLE

### FULLY EQUIPPED CAFÉ WITH 1427SQ FT OF FLOORSPACE

- Central town location resulting in great footfall
- Fully equipped kitchen
- 24-hour access
- Car parking
- Easy access to A47
- WC facilities



Café  
1 Regent Road  
Lowestoft  
Suffolk  
NR32 1EQ



## Full Description:

An amazing opportunity to lease a fully equipped, ready to go, cafe/restaurant just off the main street of Lowestoft town centre, based on the ground floor of the Old Police Station building.

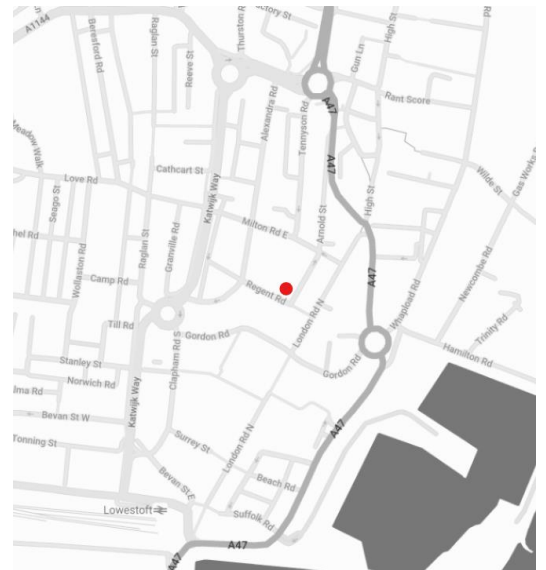
Currently set up for 30 covers but could easily take more. Available to lease as it, including the industrial kitchen and all current fixtures and fittings. WC facilities are also included in the building, plus there are a couple of off-road parking spaces at the rear of the building for any tenant who takes lease of the cafe.

## EPCs:

Please contact Peter Colby Commercials for further details.

## Location:

The property is located just off the A47 in Lowestoft, coming off at St. Peters Street roundabout then onto Katwijk Way before turning onto Milton Road East. The café is within walking distance of London Road, while also located within a mile of Lowestoft Train Station and within half a mile of bus stops on the A47 and Gordon Road.



### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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