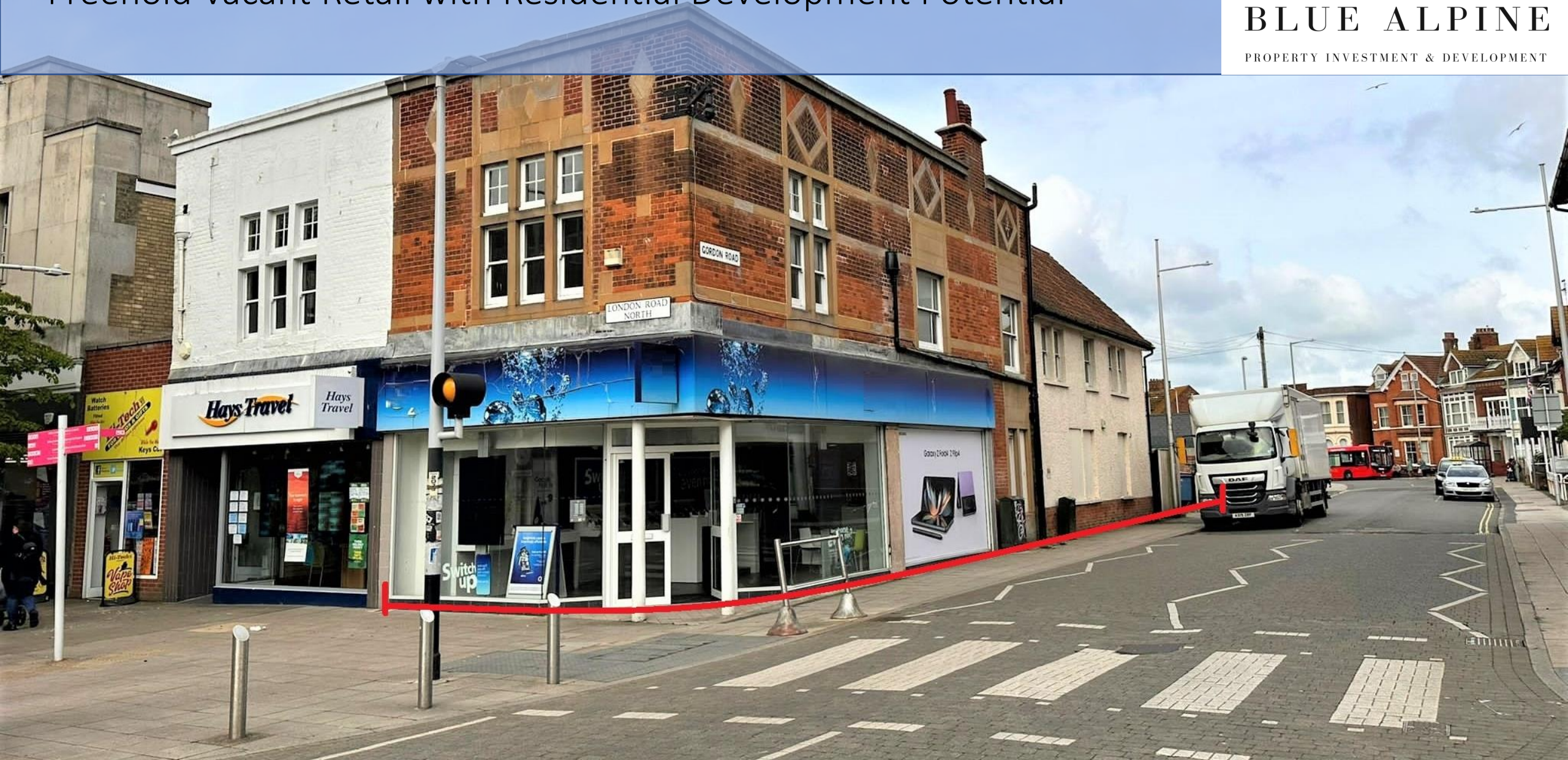


Lowestoft - 113 London Road North, Suffolk NR32 1LX
Freehold Vacant Retail with Residential Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Lowestoft - 113 London Road North, Suffolk NR32 1LX

Freehold Vacant Retail with Residential Development Potential



Investment Consideration:

- Purchase Price: £350,000
- Vacant possession
- ERV: £30,000 p.a. GIY: 8.57%
- VAT is applicable to this property
- Comprises corner ground floor shop with ancillary accommodation at first and second floor
- Benefits from rear access and 2 parking spaces
- Residential development potential, subject to planning
- Located in the heart of the town centre with occupiers nearby including Marks & Spencer, Tesco Express, Iceland, B&M, Superdrug, Boots the Chemist, Starbucks, Greggs and Sports Direct



Lowestoft - 113 London Road North, Suffolk NR32 1LX

Freehold Vacant Retail with Residential Development Potential



Property Description:

Comprises three-storey corner building arranged as a ground floor shop with ancillary accommodation at first and second floor. The property benefits from rear access with parking for 2 cars and provides the following accommodation and dimensions:

Ground Floor: 120 sq m (1,291 sq ft)

Open plan retail, Office, Kitchenette, WC

First Floor: 120 sq m (1,291 sq ft)

3 Rooms, Bathroom

Second Floor: 22 sq m (237 sq ft)

2 Rooms

Residential development potential to convert upper floors and/or extend above and rear, subject to obtaining planning.

Tenancy:

The entire property is at present vacant. ERV: £30,000 p.a.



Lowestoft - 113 London Road North, Suffolk NR32 1LX

Freehold Vacant Retail with Residential Development Potential



Lowestoft - 113 London Road North, Suffolk NR32 1LX

Freehold Vacant Retail with Residential Development Potential



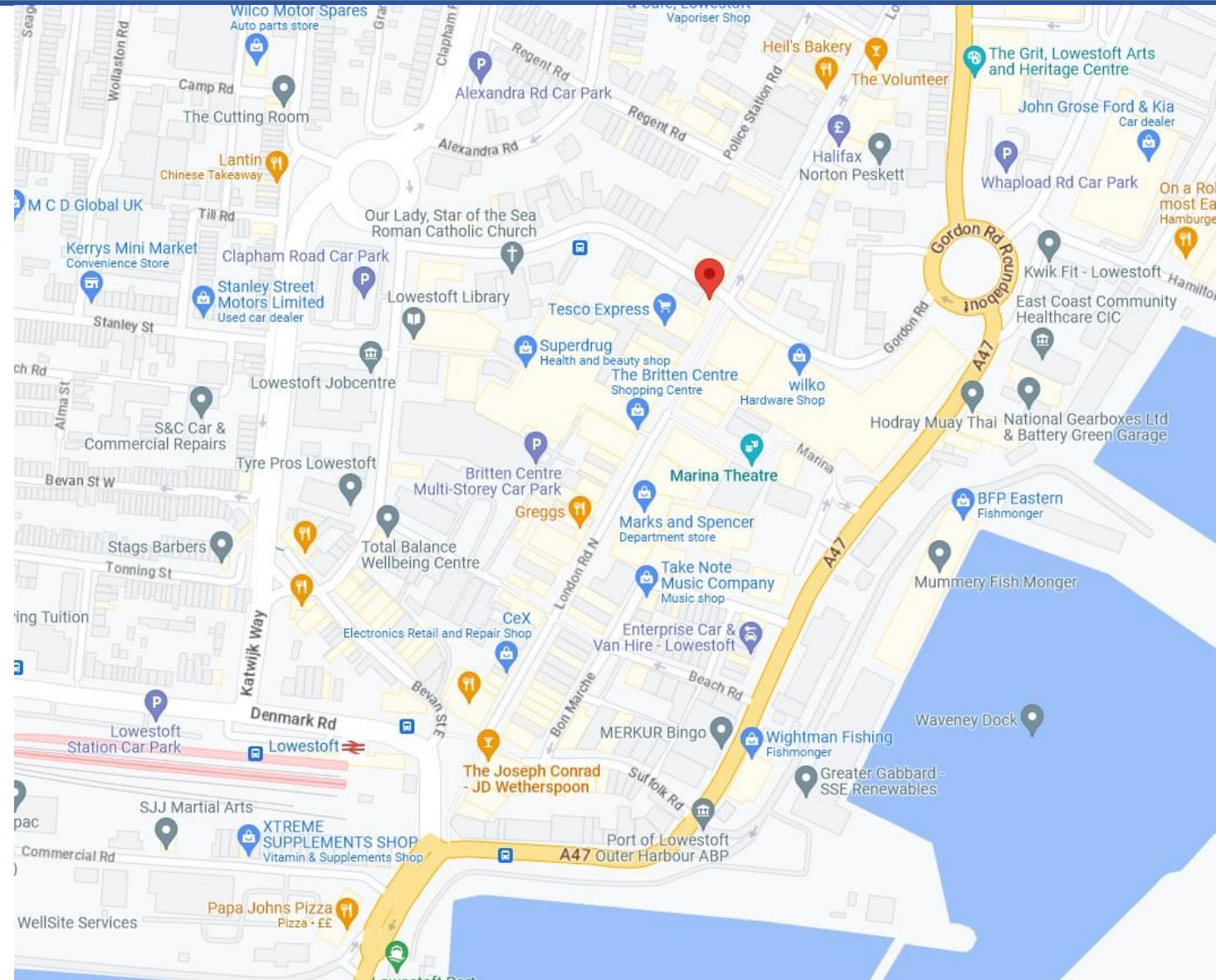
Lowestoft - 113 London Road North, Suffolk NR32 1LX

Freehold Vacant Retail with Residential Development Potential



Location:

Lowestoft is a coastal town and civil parish in the East Suffolk district of Suffolk, England. As the most easterly UK settlement, it is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich, and the main town in its district. The property is situated 300 metres from Lowestoft Railway Station with nearby occupiers including Marks & Spencer, Tesco Express, Iceland, B&M, Superdrug, Boots the Chemist, Starbucks, Greggs and Sports Direct.



Lowestoft - 113 London Road North, Suffolk NR32 1LX

Freehold Vacant Retail with Residential Development Potential

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: Office 301, 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.