

Lowestoft - 113 London Road North, Suffolk NR32 1LX  
Three-Storey Retail Premises with Parking to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Lowestoft - 113 London Road North, Suffolk NR32 1LX

## Three-Storey Retail Premises with Parking to Rent



### Property Features:

- Comprises three-storey retail premises
- Benefits from 2 parking spaces at rear
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Total area size 262 q m (2,819 sq ft)
- Available on a new lease with flexible terms
- 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.



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### Property Description:

Comprises three-storey corner building arranged as a ground floor shop with ancillary accommodation at first and second floor, providing 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

Total GIA: 262 q m (2,819 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £576.92 + VAT per week (PCM: £2,500 + VAT)

Deposit: £7,500 (3 Months)

### Rateable Value:

Rateable Value - £16,750 p.a.

Rates Payable - £8,550 p.a.

### EPC:

Certificate and further details available on request.



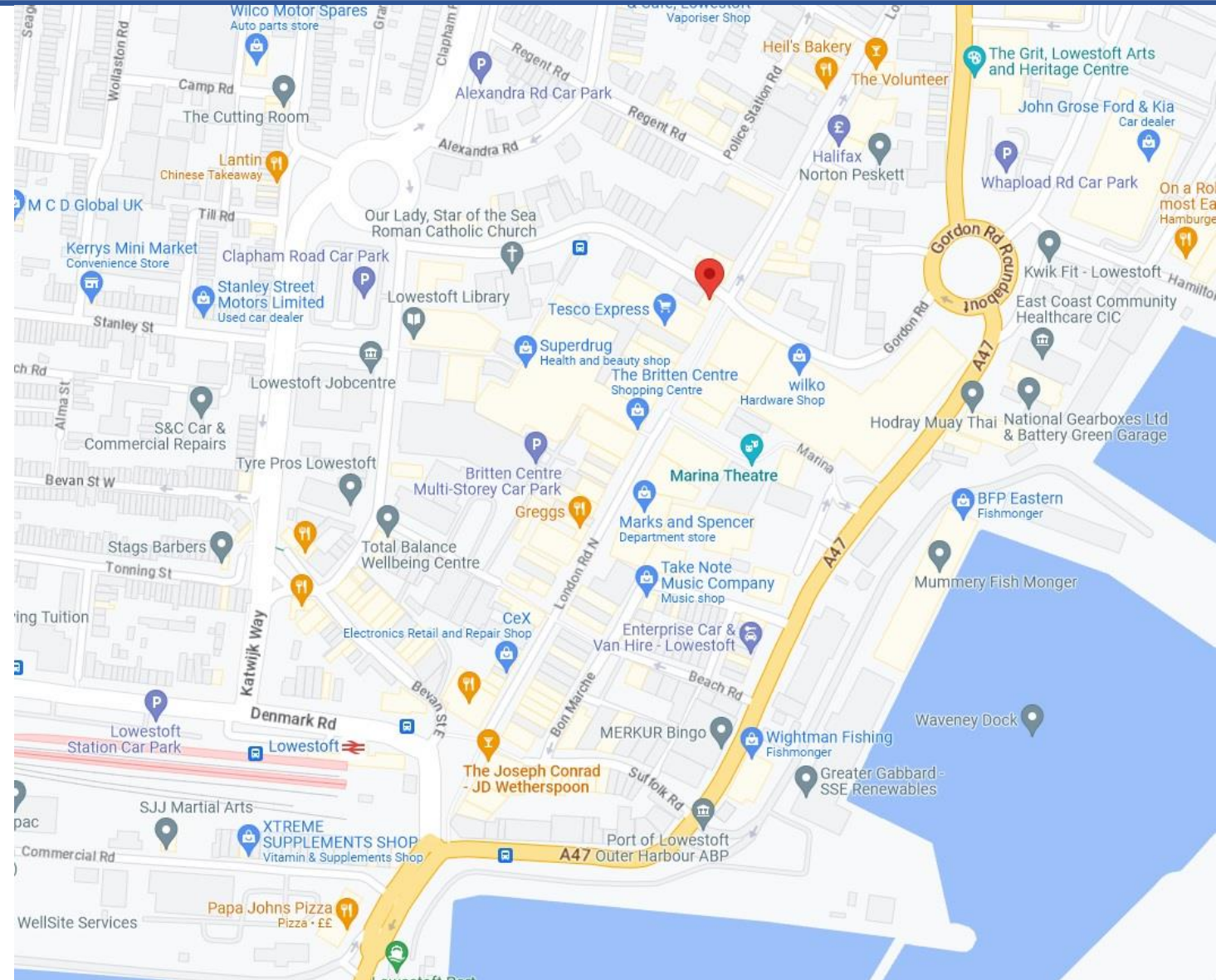
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### Location:

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.



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### Contacts:

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



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# BLUE ALPINE

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