

01284 702655

eddisons.com

RETAIL- TO LET

Eddisons

Incorporating Barker Storey Matthews



UNIT 3, THE BRITTEN CENTRE, LOWESTOFT, SUFFOLK, NR32 1LR

Rent: £27,500per annum exclusive

Size: 140 sq m (1,507 sq ft)

- Prominent town centre retail unit
- High footfall location
- Rear loading bay
- New lease available

LOCATION

Lowestoft is a coastal market town close to the Norfolk/Suffolk border and is located south of Great Yarmouth and North of Southwold. The town is a popular holiday destination due to several beaches and local attractions such as Pleasurewood Hills Theme Park and Africa Alive. The Britten Centre is centrally situated in the heart of the town centre and is the hub of the towns retail area. The local bus station, library and large multi-storey carpark either adjoin or are part of the centre.

DESCRIPTION

Unit 3 is a good sized ground floor retail unit occupied on a short term arrangement with the current occupier. The property benefits from LED lighting, suspended ceiling, sprinkler system, air conditioning, glazed frontage and laminate floor covering. There is a loading area and WC located to the rear.

SERVICES

Mains electricity and water are believed to be available to the premise. Interested parties are however advised to make their own enquiries of the relevant service providers. Often where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition, or working order of services, fixtures and fittings.

ACCOMMODATION

Total NIA 140 sqm (1,507sqft)

All measurements are approximate and prepared on a net Internal Area basis.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a current rateable value of £23,250 (2023 assessment).

For the year commencing 1st April 2023, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more. 49.9p if the RV is below £51,000

RENT

The property is available at a rent of £27,500per annum exclusive. We understand VAT will be charged on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICE CHARGE

A service charge will be levied in respect of upkeep of the communal areas of the centre. The service charge is inclusive of the rent quoted.

EPC

The property has a current EPC rating of B (50).

PLANNING

The property is understood to be suitable for uses falling within class E. Interested parties are advised to make their own enquiries of the local planning authority as to the suitability of their proposed use.

TIMING

The property is available immediately upon completion of the legal formalities and subject to vacant possession being obtained from the current occupier.

LEASE TERMS

The property is available on a new lease for a term to be agreed.

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the joint sole agents:

Eddisons

incorporating Barker Storey Matthews

Unit 12 Forbes Business Centre, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR.

Tel: 01284 702655

Steven Mudd Steven.mudd@eddisons.com

Simon Burton Simon.burton@eddisons.com

Or Joint agents Roche Chartered Surveyors

Tel: 01603 619876

Ben Common benc@rochecs.co.uk

Adrian Fennell adrianf@rochecs.co.uk

Ref: 175206/230925

For more information, visit eddisons.com

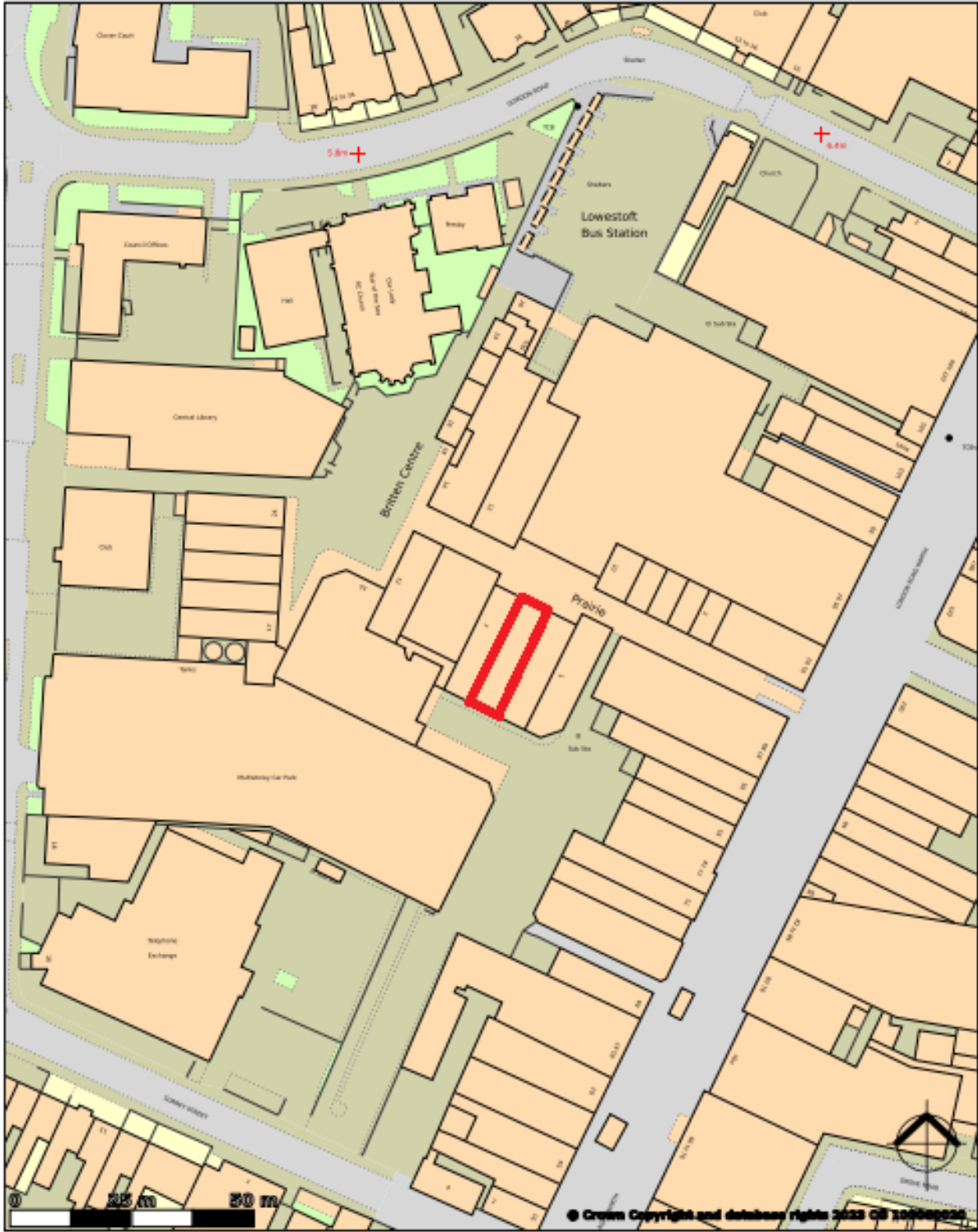
T: 01284 702655

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



created on **edozo**

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

For more information, visit eddisons.com
T: 01284 702655

Eddisons

Incorporating **Barker Storey Matthews**

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.