



Estate Agents  
Sales & Lettings  
Tel: 01502 502061



**PROPERTY DESCRIPTION:**

696 sq ft/64.7 sq m Lock Up Shop: including open plan shop/office space, secure internal office, small kitchen area, disable toilet and further W.C. The property is available on a new full repairing and insuring lease with flexible terms to be agreed.

**London Road North  
Lowestoft NR32 1NB**

**Monthly Rental Of £650**



**Council Tax Band:**

**EPC:**

## ACCOMMODATION

### Lock Up Shop/Office To Rent

The property is a ground floor lock up shop with glazed frontage with staff facilities with the approximate net internal floor area of 696 sq ft/64.7 sq m

### Tenure

The property is available with a new full repairing and insuring lease with flexible terms to be agreed

### Rates:

The Valuation Office Agency Website indicates that the 2017 rateable value was £8100. This is not the rate that you pay. Rates depend on the occupiers circumstances and can be obtained by contacting East Suffolk Council Business Rates Department on 01842 756568 or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rate payable calculator

### Plant & Equipment:

None of the systems or equipment in the property have been tested that they are in working order. Prospective tenants may wish to make their own investigations



### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**67** This is how energy efficient the building is.

WWW.EPC4U.COM

PLEASE NOTE – Shaws for themselves and for the Vendors of this property whose Agents they are, give notice that: These Particulars do not constitute any part of an offer or Contract. (2) All statements contained in these Particulars as to this property are made without responsibility on the part of Shaws of Lowestoft or the vendor. (3) None of those statements contained in these Particulars are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars. (5) The Vendor does not make or give, and neither Shaws nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this Property