

Aldreds
Estate Agents



Shop & Flat London Road South

Kirkley, Lowestoft, NR33 0DS

Asking Price £125,000



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*** SHOP AND FLAT *** Aldreds are delighted to offer this shop and two bedroom maisonette situated in a very good secondary trading location alongside the A47 allowing for lots of passing trade. The shop is in good condition throughout with a large trading area and good display window with a kitchen area and toilet. On the first floor there is a two storey maisonette which does need some updating works. The versatile accommodation includes a private entrance door, private entrance hall, lounge, kitchen, shower room and bedroom. On the second floor there is a master bedroom. The property would be ideal as a work from home opportunity or an investment as the shop and maisonette have separate entrances allowing for two possible rental incomes. Set at a very realistic asking price early viewing is strongly recommended.

Main Shop Trading Area

27'5" x 13'6" (8.36 x 4.13)

Laminate flooring, power points, large display window (2.6m).

Rear Kitchen Area

Rolltop work surface, stainless steel sink, wall mounted cupboard, door leading to rear garden.

Storage Area

Laminate flooring, power points.

WC

Laminate flooring, low level WC, wall mounted sink with tiled splashbacks.

Outside

Courtyard garden enclosed by high brick walls with brick storage shed.

Maisonette

Private entrance door leading to private entrance hall with stairs rising to the two storey maisonette.

Galleried Hallway

Stairs rising to second floor.





Lounge

13'11" x 11'7" (4.25 x 3.54)

uPVC window, power points, wall mounted electric heater.

Kitchen

12'3" x 6'0" (3.74 x 1.84)

A range of fitted kitchen units, stainless steel sink, power points, recess for white goods, rolltop work surfaces.

Shower Room

Fully tiled shower cubicle, low level WC, pedestal sink, tiled splashbacks, extractor fan.

Bedroom 2

8'7" x 6'4" (2.64 x 1.94)

Power points, wall mounted electric heater, uPVC window.

Second Floor Landing

Fitted carpet.

Bedroom 1

13'6" x 11'10" (4.14 x 3.61)

Stripped floorboards, fitted storage cupboard, power points.



Floor Plan



Area Map



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

