

Aldreds
Estate Agents



13 Surrey Street

, Lowestoft, NR32 1LJ

Asking Price £150,000



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Sitting in this central location, Aldreds are delighted to offer this handsome office formerly occupied by a firm of solicitors but that has potential for renovation and conversion subject to any necessary consents. The property has generous accommodation set over three floors and is offered with no onward chain. Night storage heating

Reception

18'2" x 13'11" (5.56 x 4.26)

Reception desk, bay window to front aspect, door to front

Rear Reception

11'8" x 4'3" (3.57 x 1.31)

Inner Hallway

Stairs to first floor, under stair cupboard

Communal Area

17'3" x 11'8" (5.27 x 3.57)

Two double glazed windows to side aspect

Rear Communal Area

9'3" x 5'8" (2.84 x 1.74)

Kitchen

8'0" x 5'6" (2.46 x 1.7)

Double glazed window to rear and side aspects, sink with drainer

Rear Hallway

Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect

First Floor Landing

Stairs to second floor

First Floor Office 1

18'2" x 13'11" (5.56 x 4.26)

Feature fireplace, bay window to front aspect, window to front aspect

First Floor Office 2

14'7" x 11'10" (4.46 x 3.63)

Double glazed window to rear aspect

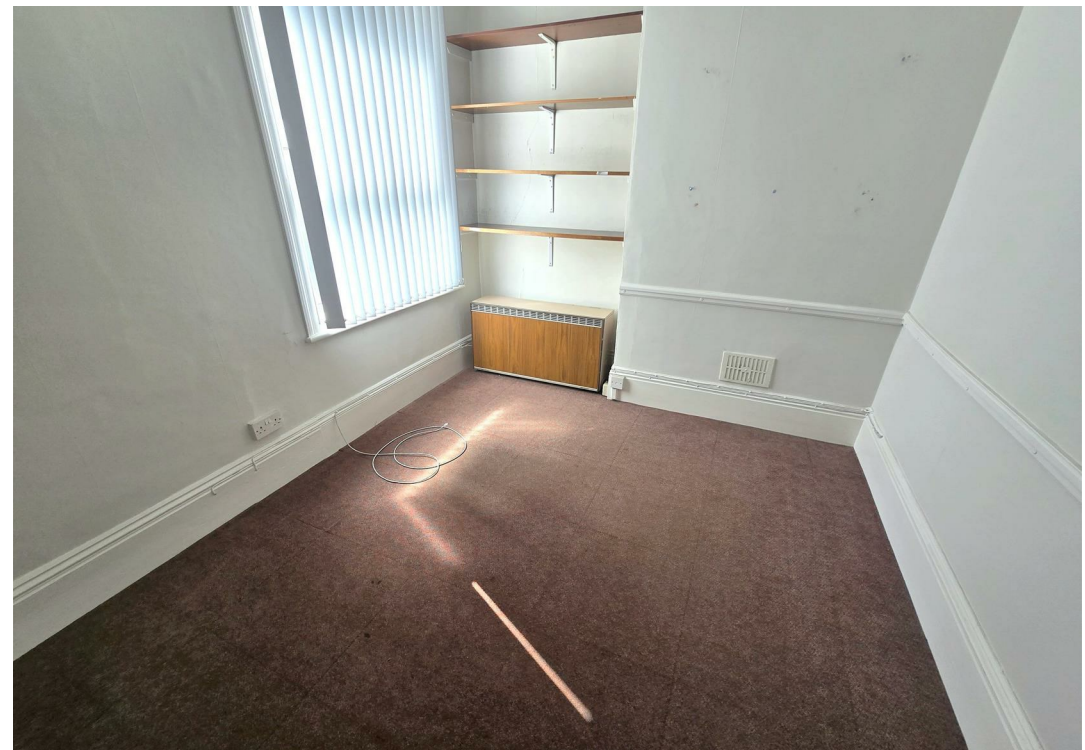
Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect

First Floor Office 3

10'11" x 8'9" (3.34 x 2.67)

Feature fireplace, double glazed window to side aspect





First Floor Office 4

11'8" x 9'6" (3.57 x 2.9)

Two double glazed window to rear aspect

Second Floor Landing

Second Floor Front Office

13'11" x 11'11" (4.26 x 3.64)

Fireplace, window to front aspect

Store 1

9'10" x 5'10" (3 x 1.8)

Shelving, window to front aspect

Second Floor Rear Office

14'7" x 11'10" (4.46 x 3.63)

Feature Fireplace, shelving, double glazed window to rear aspect

Store 2

8'7" x 5'10" (2.64 x 1.8)

Shelving, double glazed window to side aspect

Store 3

10'11" x 8'7" (3.34 x 2.64)

Feature fireplace, double glazed window to side aspect

Store 4

11'8" x 9'6" (3.57 x 2.9)

Shelving, double glazed window to rear aspect

Tenure

Freehold

Services

Mains water, electricity, drainage

Business Rates

Rateable value £8100

Directions

From our Lowestoft office head south along London Road North on foot where Surrey Street is on the right

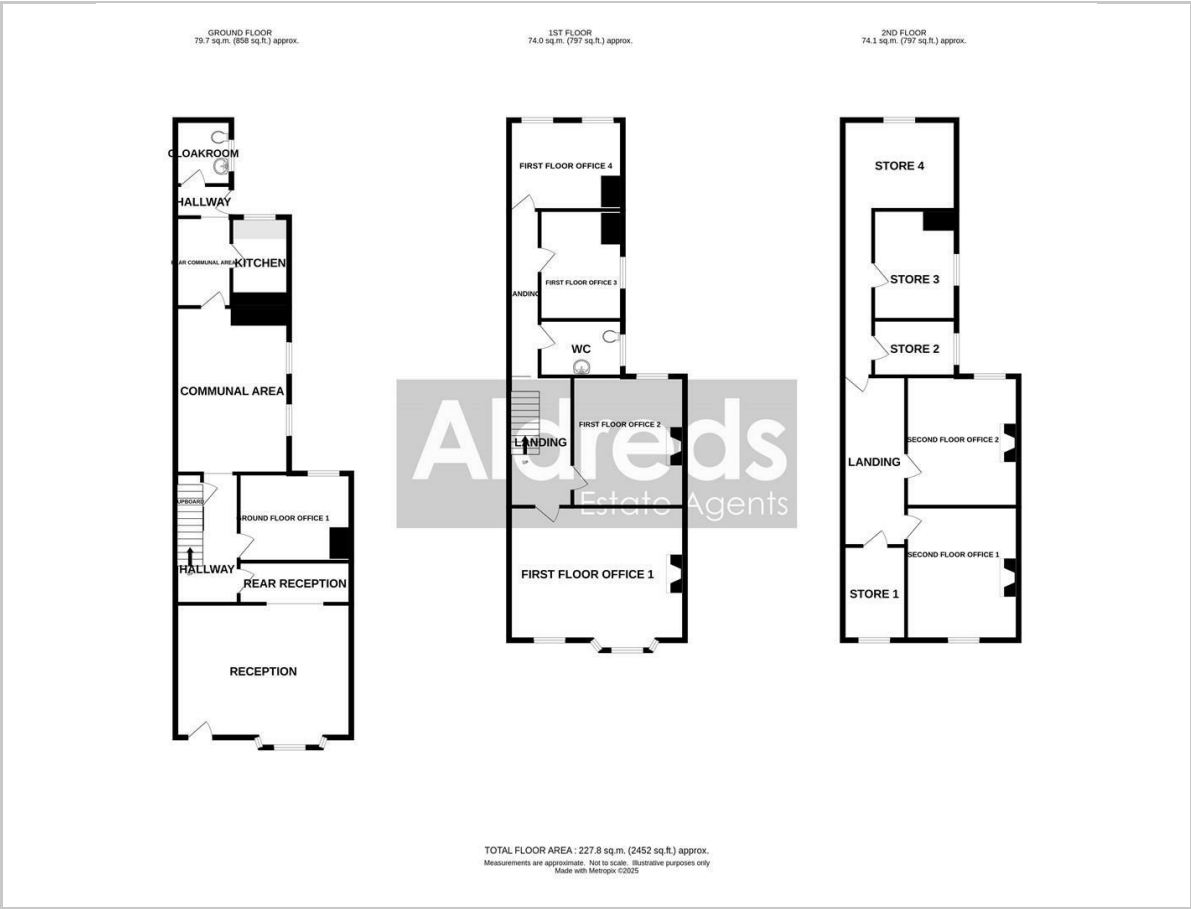
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Outside

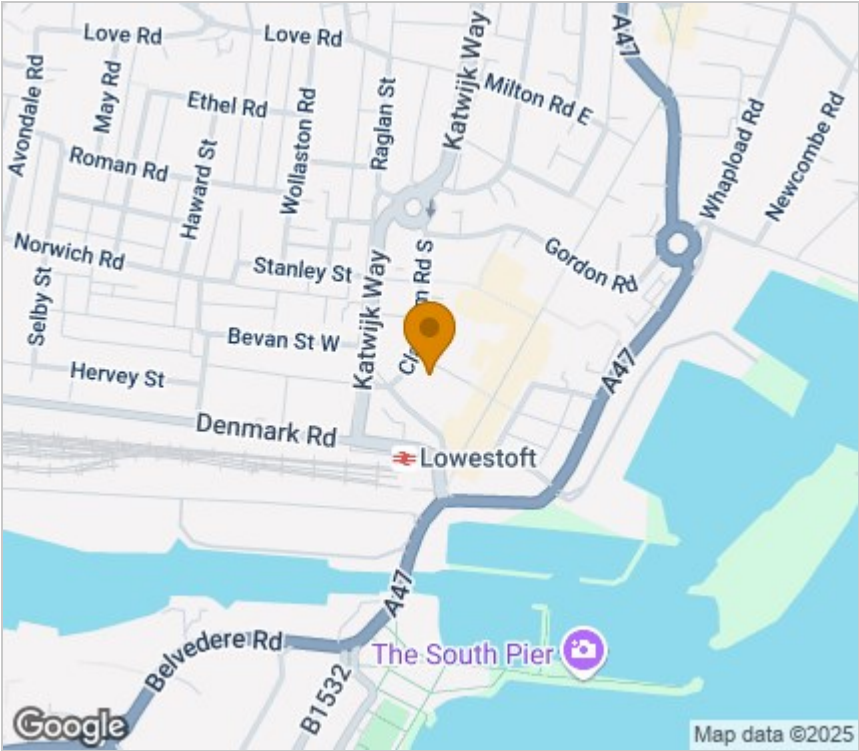
To the front there is a forecourt. The rear is unfenced and used for parking



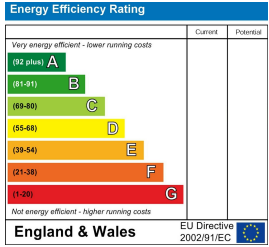
Floor Plan



Area Map



Energy Efficiency Graph



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.

Disclaimer
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