



## **TO LEASE**

Larger than expected property located in Bevan Street, just off the main shopping street of Lowestoft's busy town centre

Close to the train station, the main port and bridge and with ample local parking this great footfall area could be the new home for your business

Please call for a viewing



---

**Great footfall**

---

**Close to main shopping centre**

---

**Commercially vibrant area**

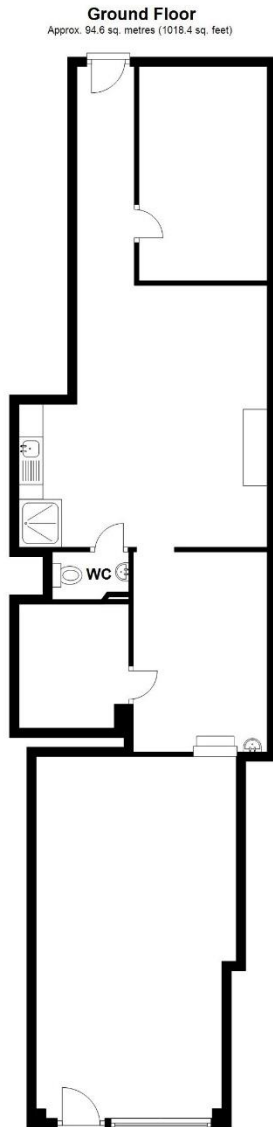
---

**Ample local parking**

---

**Close to bus and train station**

---



Total area: approx. 94.6 sq. metres (1018.4 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.

**Monthly  
Rental Of £850**

**122 Bevan Street  
East  
Lowestoft  
Suffolk  
NR32 2AQ**

**If you wish to view the property or  
require any further  
information, please contact us by  
one of the following options:**

**Telephone: 01502 446000**

**E-mail: [info@steelandco.co.uk](mailto:info@steelandco.co.uk)**

**You can find us at:**

**Steel and Co  
92 High Street  
Lowestoft  
Suffolk  
NR32 1XW**

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.