



FOR SALE

Amazing opportunity to acquire a substantial, potential development, property on the historic High Street.

Full planning permission granted to convert into two commercial premises on the ground floor and four modern flats, two in the existing first floor and two to be constructed on the additional second floor.

Measuring currently at 417 square metres the premises offers a large frontage, substantial garden and sea views.



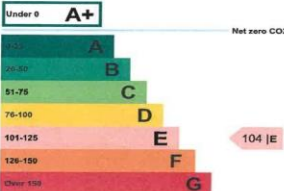
Large Frontage

Potential Development

Planning Permission Granted

Large Plot

Sea Views

Energy performance certificate (EPC)							
85-86, High Street LOWESTOFT NR32 1XN	<table border="1"> <tr> <td>Energy rating</td> <td>E</td> </tr> <tr> <td>Valid until:</td> <td>31 August 2026</td> </tr> <tr> <td>Certificate number:</td> <td>0220-0436-7459-0528-8002</td> </tr> </table>	Energy rating	E	Valid until:	31 August 2026	Certificate number:	0220-0436-7459-0528-8002
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Certificate number:	0220-0436-7459-0528-8002						
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways						
Total floor area	417 square metres						
Rules on letting this property							
Properties can be let if they have an energy rating from A+ to E.							
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.							
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.							
Energy efficiency rating for this property							
This property's current energy rating is E.							
 <p>Under 9 A+ Net zero CO2</p> <p>75-90 A</p> <p>51-75 B</p> <p>76-100 C</p> <p>101-125 D</p> <p>126-150 E 104 E</p> <p>Over 150 F</p> <p>Over 150 G</p>							
Properties are given a rating from A+ (most efficient) to G (least efficient).							
How this property compares to others							
Properties also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.							
Properties similar to this one could have ratings:							
If newly built	31 B						
If typical of the existing stock	91 D						

£275,000

85/86 High Street
Lowestoft
Suffolk
NR32 1XN

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

You can find us at:

Steel and Co
92 High Street
Lowestoft
Suffolk
NR32 1XW

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