



FOR SALE **Investment Opportunity**

A rare opportunity has arisen to purchase this ready to trade, with a 1 x two bed flat and 1 x one bed flat above the premises

The Woodbine Café is situated in Lowestoff's town centre, is close to the Train Station, and busy port. Lowestoff is famously known as the UK's most easterly town, is popular with day visitors, holidaymakers and is associated with the ever growing offshore industry.

There has been an established cafe at this location for a great many years, and occupies an excellent position on Suffolk Road.

This well-appointed Cafe is very popular with locals, has an excellent reputation and a loyal following. The ground floor Café area covers over 80 square meters with a fully equipped kitchen, and to the rear a prep/storage area, along with WC.

Please give us a call for more information

Town Centre Location

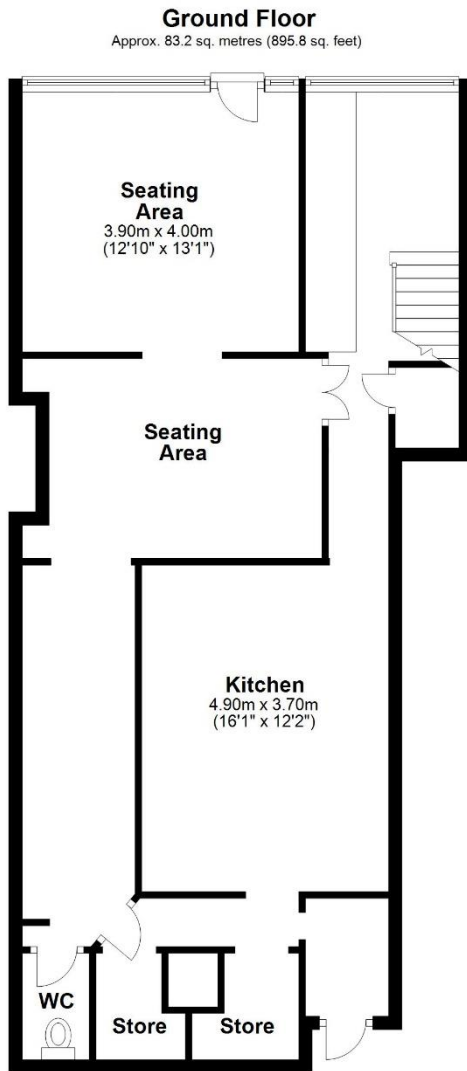
Popular Local Cafe Established 1895

Close to Lowestoff's Port & Train Station

Great Investment Opportunity

Accommodation Above, 1 Two Bed Flat & 1 One Bed Flat

Dining Area For Approximately 20+ Covers



Total area: approx. 83.2 sq. metres (895.8 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.

£280,000

**Woodbine Cafe, 18
Suffolk Road
Lowestoft
Suffolk
NR32 1DZ**

**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
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