



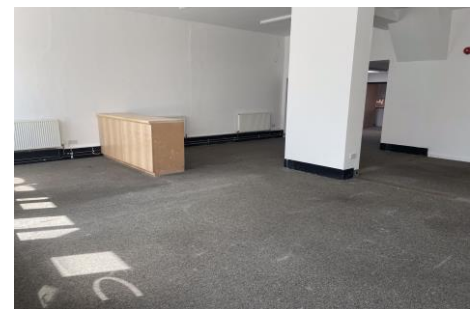
**229 London Road South  
Lowestoft, NR33 0BS**

**Fantastic unique investment opportunity  
in the heart of London Road South, Lowestoft**

Beautiful, well maintained building with an imposing frontage offering rear access, parking, side return, separate entrance for the flats and recently refurbished heating and electrics

The main large commercial space could be adapted to a variety of uses (subject to planning) and also boasts a kitchen, WC and secure storage in the form of the old vault

Please call for a viewing



**Investment opportunity**

**Good condition**

**150m to the beach**

**Side return/separate entrance to flats**

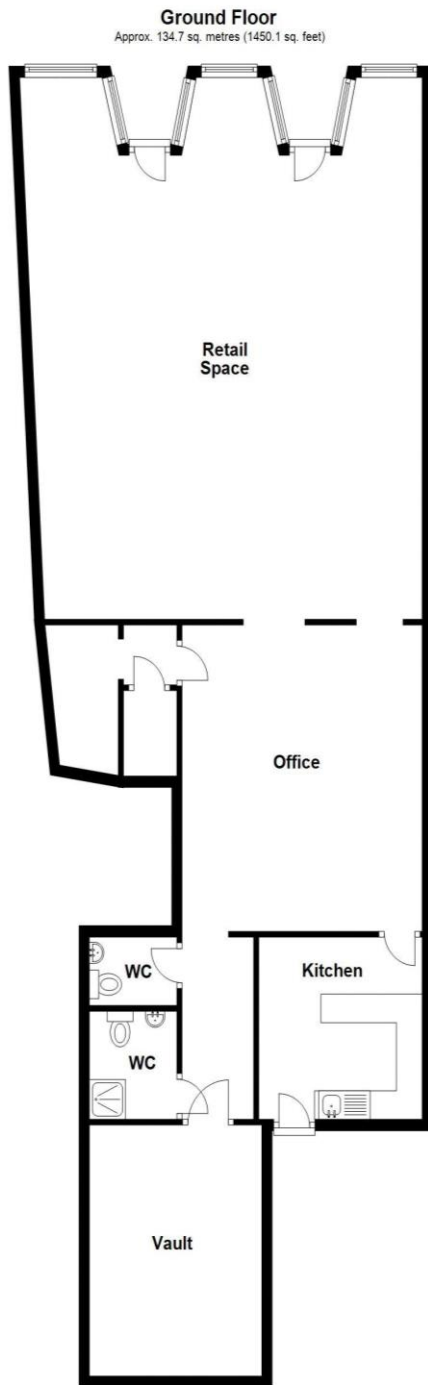
**Imposing building**

**Recent new boilers/electrics**

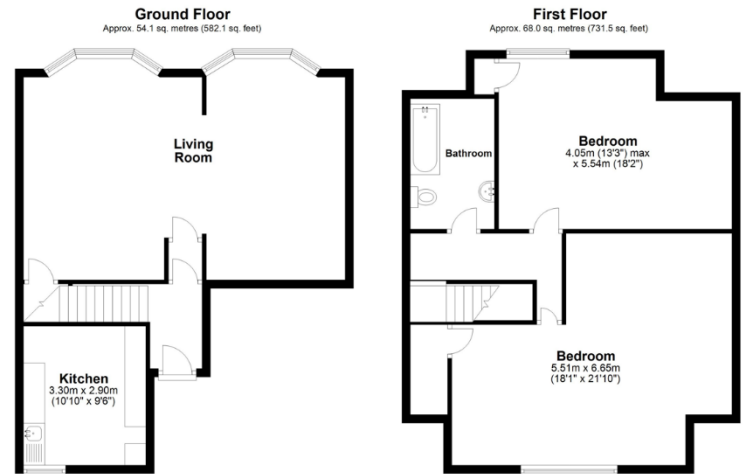
**Rear access and parking**

**Well maintained**

**£275,000**

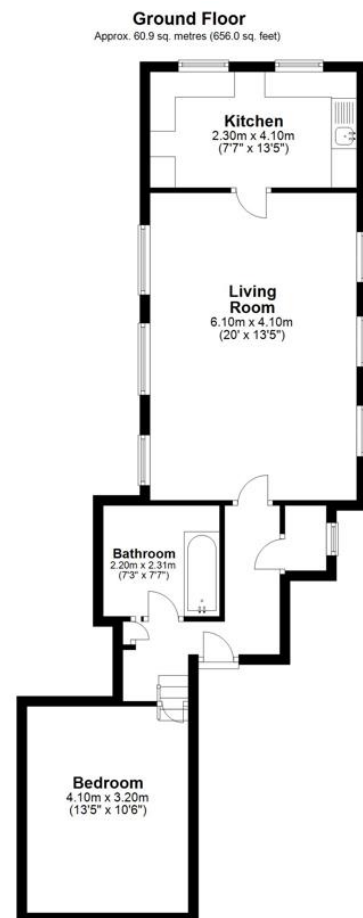


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.



Total area: approx. 122.0 sq. metres (1313.6 sq. feet)

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Total area: approx. 60.9 sq. metres (656.0 sq. feet)

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**SUBJECT TO CONTRACT**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

# Energy performance certificate (EPC)

229 London Road South  
LOWESTOFT  
NR33 0DS

Energy rating

**D**

Valid until: **3 March 2032**

Certificate number: 9749-2466-5983-6009-7362

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

144 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is D.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

