



For Sale

Opportunity to purchase a commercial unit (63sqm) with flat (94 sqm) above currently both rented

Commercial Unit EPC= C,
First-floor flat EPC=D

The premises offers a large retail space to the front, steps up to a 2nd retail space, and a further storage room to the rear with a small kitchenette and WC, Plus a well appointed flat above with own access to rear

Please call for a viewing



Located on Lowestoft's busy historic High Street

Close by to the amenities of Lowestoft town centre

Excellent storage space

Large shop windows

Suit small retail business

8/11/22, 10:25 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

132 High Street LOWESTOFT NR32 1HP	Energy rating C	Valid until: 10 August 2032 Certificate number: 0901-4109-3351-0423-1016
--	---------------------------	--

Property type: Retail/Financial and Professional Services

Total floor area: 63 square metres

Rules on letting this property

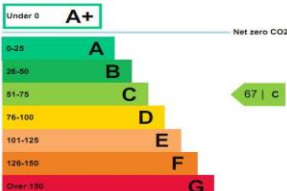
Properties can be let if they have an energy rating from A+ to E.

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 C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

67 | C

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 11 | A

If typical of the existing stock: 45 | B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0901-4109-3351-0423-1016?print=true> 1/3

£160,000

132 High Street
Lowestoft
Suffolk
NR32 1HP

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

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.