

Fantastic Opportunity to Lease a Prime Town Centre Unit

This recently refurbished second and third-floor commercial unit offers a versatile space in the heart of Lowestoft town centre.

Previously operating as a successful café, the unit is ready for immediate use and suitable for a range of businesses (subject to planning).

Key Highlights:

High Footfall Location – Situated in a bustling town centre area.

Bright & Spacious – Light-filled second-floor main unit with a private feel.

Additional Space – Third-floor rooms with toilet facilities for added convenience.

Endless Potential – Ideal for retail, office, studio, or hospitality ventures.

Don't miss this exciting opportunity—call now to arrange a viewing!

**Prime town centre location with
high footfall and visibility**

**Recently refurbished, ready for
immediate use.**

**Bright, airy second-floor main
unit with private feel.**

**Additional third-floor rooms
with toilet facilities included.**

**Previously a successful café,
suitable for various businesses.**

**Versatile space, subject to
planning approval.**



Energy performance certificate (EPC)

GROUND, FIRST & SECOND FLOOR 2 Surrey Street LOWESTOFT NR32 1LJ	Energy rating	Valid until: 12 October 2025
	C	Certificate number: 9218-3020-0757-0291-1701

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	156 square metres

Rules on letting this property

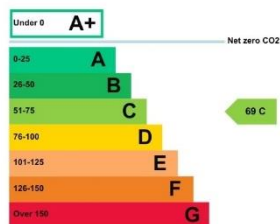
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Monthly Rental Of £900

2 Surrey Street
Lowestoft
Suffolk
NR32 1LJ

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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