

Imperial Buildings, Lowestoft, Suffolk NR32 2AA

Great opportunity to acquire a mixed use building in the heart of Lowestoft with long lease occupants and planning permission granted for a further mixed use development to the rear of the property.

Located on Bevan Street, opposite the main train station in Lowestoft and close to all other transport links, this imposing building is in a prime position to benefit from the improved investment in the region from offshore and onshore energy.

Investment opportunity

Planning permission for further development

Three ground floor retail units

Town centre location

Mixed use building

Large overall site

Four recently refurbished flats

Established business area and close to all amenities

£750,000

Terms

Subject to negotiation

Business Rates

The property is entered into the Valuation Office Agency website as follows.

1 Imperial Building

Description: Shop and Premises

Rateable Value: £4,550.00

2 Imperial Building

Currently removed from ratings list

3 Imperial Buildings

Description: Shop and Premises

Rateable Value: £4,250.00

Property Usage

Ground floor - Class E

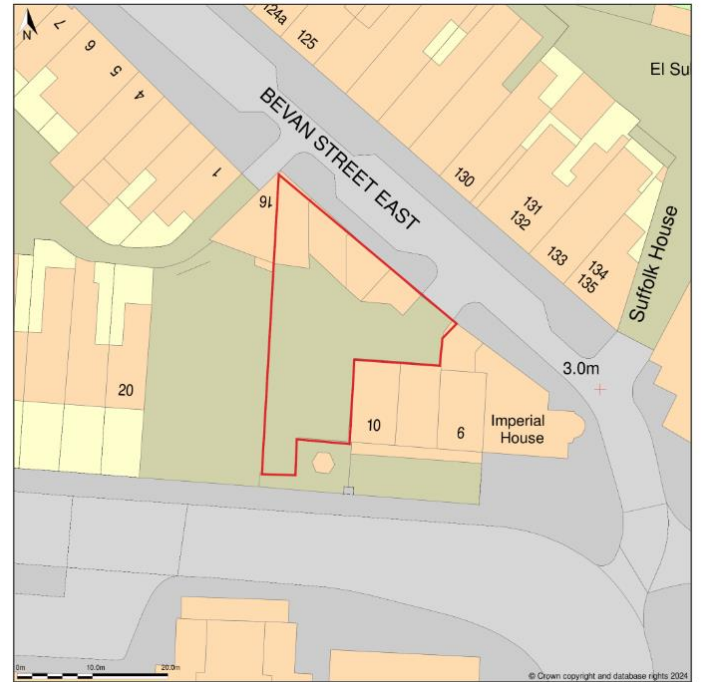
First and Second floors – Class C3

EPC

To follow

VAT

Our client reserves the right to charge VAT in line with current legislation



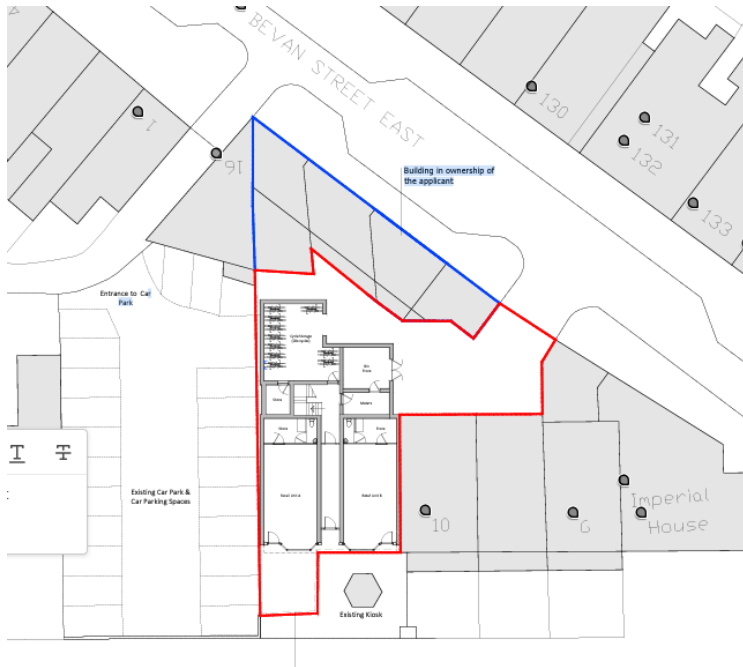
Location Plan shows area bounded by: 653835.2, 293085.36 653976.62, 293226.78 (at a scale of 1:1250). OSGidRef: TM53909315. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. Produced on 09th Sep 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2023. Supplied by www.buyajplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: 800846026-3458F2. Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan® logo, pdf design and the www.buyajplan.co.uk website are Copyright © Pensive Ltd 2023.

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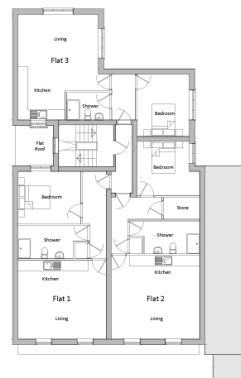
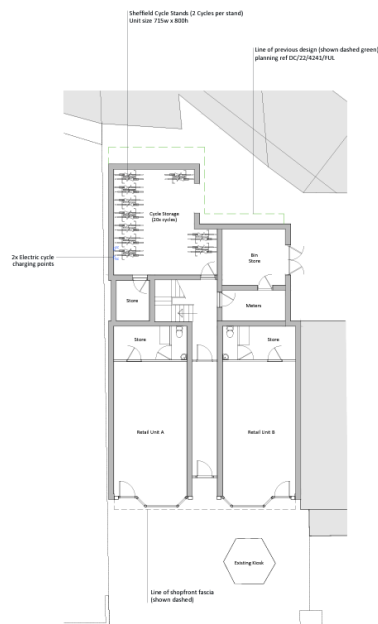
Proposed Development

Planning Approved: DC/22/4241/FUL

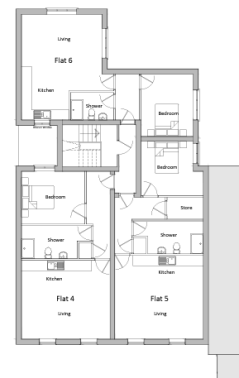


PROPOSED FRONT ELEVATION (SOUTH)

Traditional shopfront with canted windows & timber stabilisers



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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