



Location

The property is located off Bridge Road in Oulton Broad. The area is predominantly residential in form with a number of retail and leisure facilities in close proximity including the Wherry Hotel and Oulton Broad Library, with a number of local retailers on the high street. Bridge Road forms part of Oulton Broad and is located to the west of Lowestoft town centre, being approximately 25 miles southeast of Norwich.

Description

The property comprises two separate elements being:

- Office accommodation, which requires extensive refurbishment or demolition, totalling 10,896 sq ft (1012 sq m); and
- Rear car parking area for approximately 60 cars.

The office sits on site of approximately 0.296 acres with the car park being on the side of approximately 0.346 acres, giving a total development site of 0.642 acres (0.26 hectares).

Tenure & Terms

The property is available on a freehold basis.

VAT will be charged on the sale price.

Price

Offers in excess of **£500,000**.

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Planning & Uses

The site was previously used as an office with associated car parking. The area is predominantly residential in form and therefore we believe a residential development would be appropriate in the location. Alternatively, the site can be refurbished for office accommodation for continued use.

Viewings & Further Information

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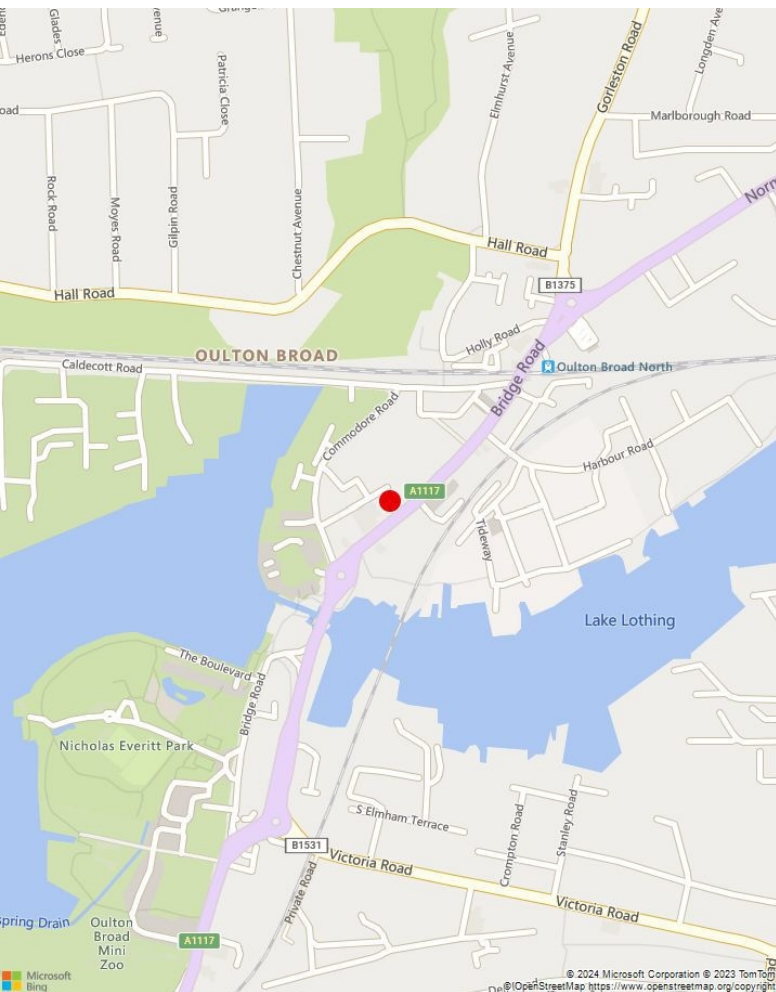
Services

The property has mains electricity, water, drainage and gas connected to the premises.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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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



IMPORTANT NOTICE

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