

Retail



Location

Lowestoft has a resident population of ca 70,000 persons and approximately 190,000 within 20 km of the Centre. The town provides easy access to the A12 and A47. The retail population is substantially increased by the annual influx of tourists.

Description

The property is in a prime location in London Road North. Nearby occupiers include **New Look, Boots, Costa Coffee** and **WH Smith**.

Accommodation

The property is arranged over three levels as follows with the following approximate net internal floor areas:

| | | |
|---------------------|--------------------|-------------------|
| Ground Floor Sales | 1,734 sq ft | 161.1 sq m |
| First Floor Offices | 975 sq ft | 90.6 sq m |
| Basement Storage | 1153 sq ft | 107.1 sq m |
| Total | 3,863 sq ft | 358.8 sq m |

Tenure & Terms

The property forms a separate part of 61-63 London Road North which is held on a 20 year full repairing and insuring lease expiring 27th April 2027. 61 London Road North is available to be sublet on terms to be agreed.

Rent

£35,000 per annum exclusive

Rates

The Valuation Office Agency website indicates that the property, 61 London Road North is currently jointly rated with 63 London Road North. The rates payable will depend on the occupier's circumstances and can be obtained by contacting East Suffolk Council Business Rates, or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

To be assessed following subdivision.

Legal Costs

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

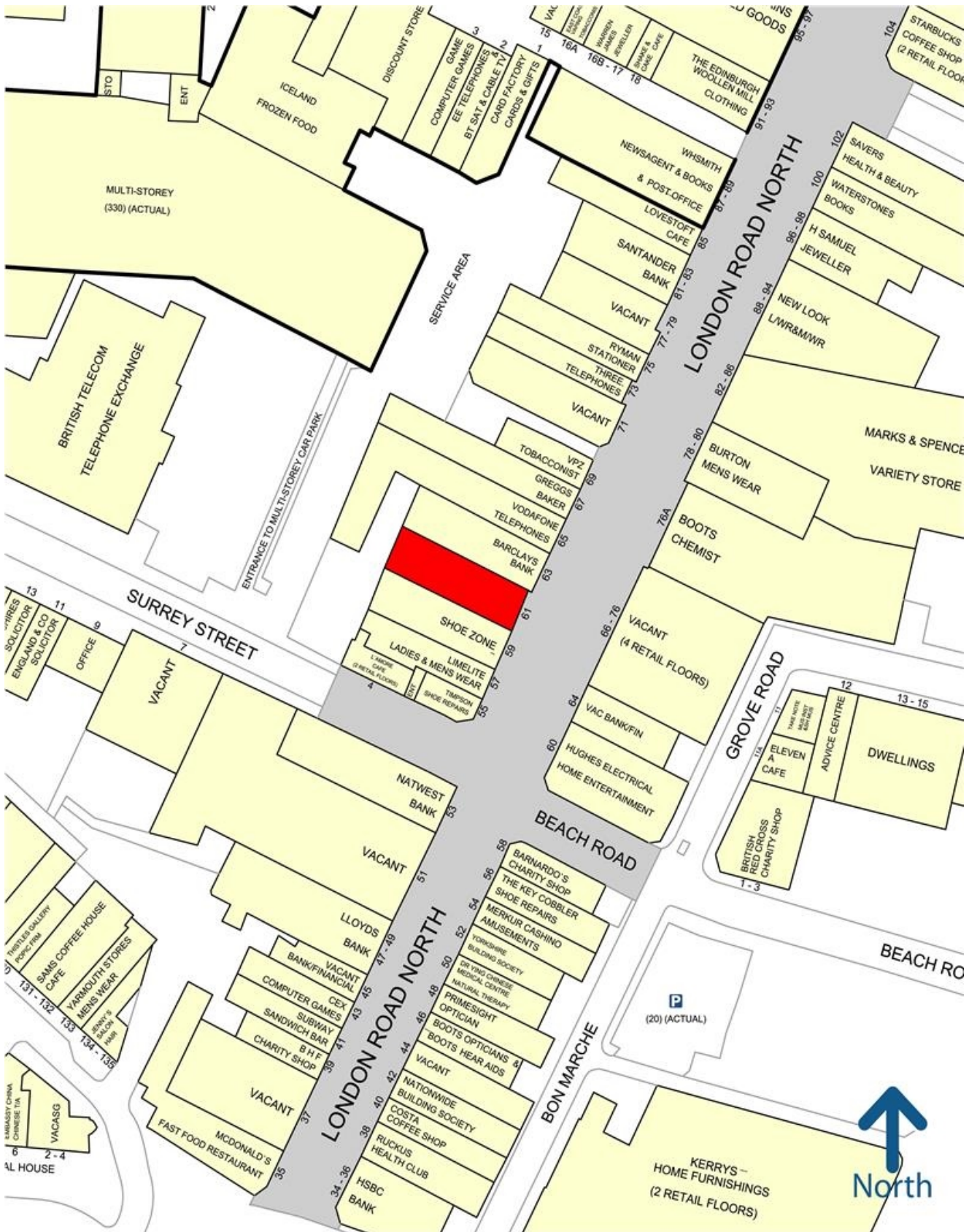
Viewings & Further Information

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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



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