

Freehold Opportunity

£160,000

[www.paulhubbardonline.com/commercial](http://www.paulhubbardonline.com/commercial)



# 11 GROVE ROAD

Spacious, distinctive and unique commercial unit available for sale in Lowestoft, Suffolk.

 01502 532 028

 [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

**PAUL  
HUBBARD**  
COMMERCIAL



# INVESTMENT SUMMARY



- 1.** Spacious commercial unit in a central location.
- 2.** Circa 1400sq ft of floor space, with potential to extend upwards and convert to residential.
- 3.** Beautiful, eye-catching building with lots of character.
- 4.** Chain free purchase
- 5.** Situated close to the train station, bus station, beach and high street.

# DESCRIPTION



**A fantastic opportunity has arisen to purchase a beautiful, unique and deceptively spacious commercial unit on Grove Road in Lowestoft.**

For over 10 years the property has been used by a successful, family-run music shop, however due to relocation of the business, the building is now available for sale.

Set across two floors and with around 1400sq ft of floorspace, the property is very spacious and has a lot of potential, both as a commercial property or potentially a residential conversion.

The property currently consists of two retail areas, one on the ground floor and one on the first floor, two practice rooms, a store room/stock room on the first floor, a kitchen area and a WC. The property has a "flying freehold", so part of the first floor is positioned above a small cafe.

The current owner has refurbished most of the shop since it was purchased, including replacing all of the lights, building two practice rooms for music lessons, replacing the roof and painting the outside of the shop.

The property doesn't have a gas connection, however the mains gas supply is located very close by so the new owner should not have any issues getting connected.

Location wise, the property is situated within a couple of minutes of Lowestoft train station, bus station, South Beach and the high street, so it's perfectly located to make the most of the hustle and bustle of the town centre on a daily basis.



# 11 GROVE ROAD, LOWESTOFT.

## GROUND FLOOR

### RETAIL AREA 1

Carpet flooring, 2x UPVC double glazed windows to front aspect, 2x UPVC double glazed windows to side aspect, stainless steel window security bars, laminate sales counter with storage spaces beneath, carpet staircase leading to first floor.

### FIRST FLOOR

### RETAIL AREA 2

Carpet flooring, 2x UPVC double glazed windows to side aspect, electric storage heater and doors leading to Practice Room 1, 2, Store Room and Kitchen/WC.

### PRACTICE ROOM 1

Carpet flooring, UPVC double glazed window to front aspect, electric storage heater.

### PRACTICE ROOM 2

Carpet flooring, UPVC double glazed window to side aspect and front aspect.

### STORE ROOM

Carpet flooring, possible access to attic area.

### KITCHEN

Wood flooring, laminate work surfaces with storage space beneath, wooden shelving unit, Triton hot water tap, stainless steel sink with drainer, door leading to Fire Exit and WC.

### WC

Wood flooring, white ceramic hand wash basin, Triton hot water tap, Supreme hand dryer, white ceramic toilet, UPVC double glazed window to side aspect, wooden shelving unit and space in the ceiling for additional storage.

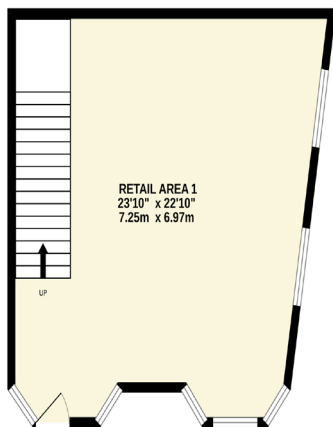
### OUTSIDE

The property is situated on Grove Road in Lowestoft, Suffolk. Grove Road runs adjacent to London Road North, Lowestofts main high street, and is just a stones throw from the train station, theatre, bus station, South Beach and a range of other amenities.

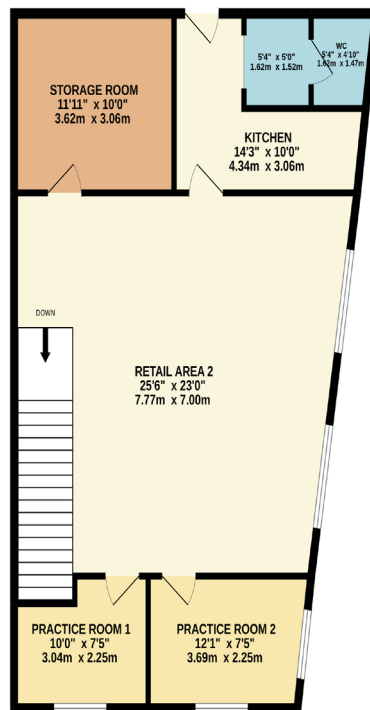




GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
932 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# RATES

Business rates payable are

**Available upon request**

The previous business has benefitted from small business rates relief and other measures under the governments coronavirus support scheme.

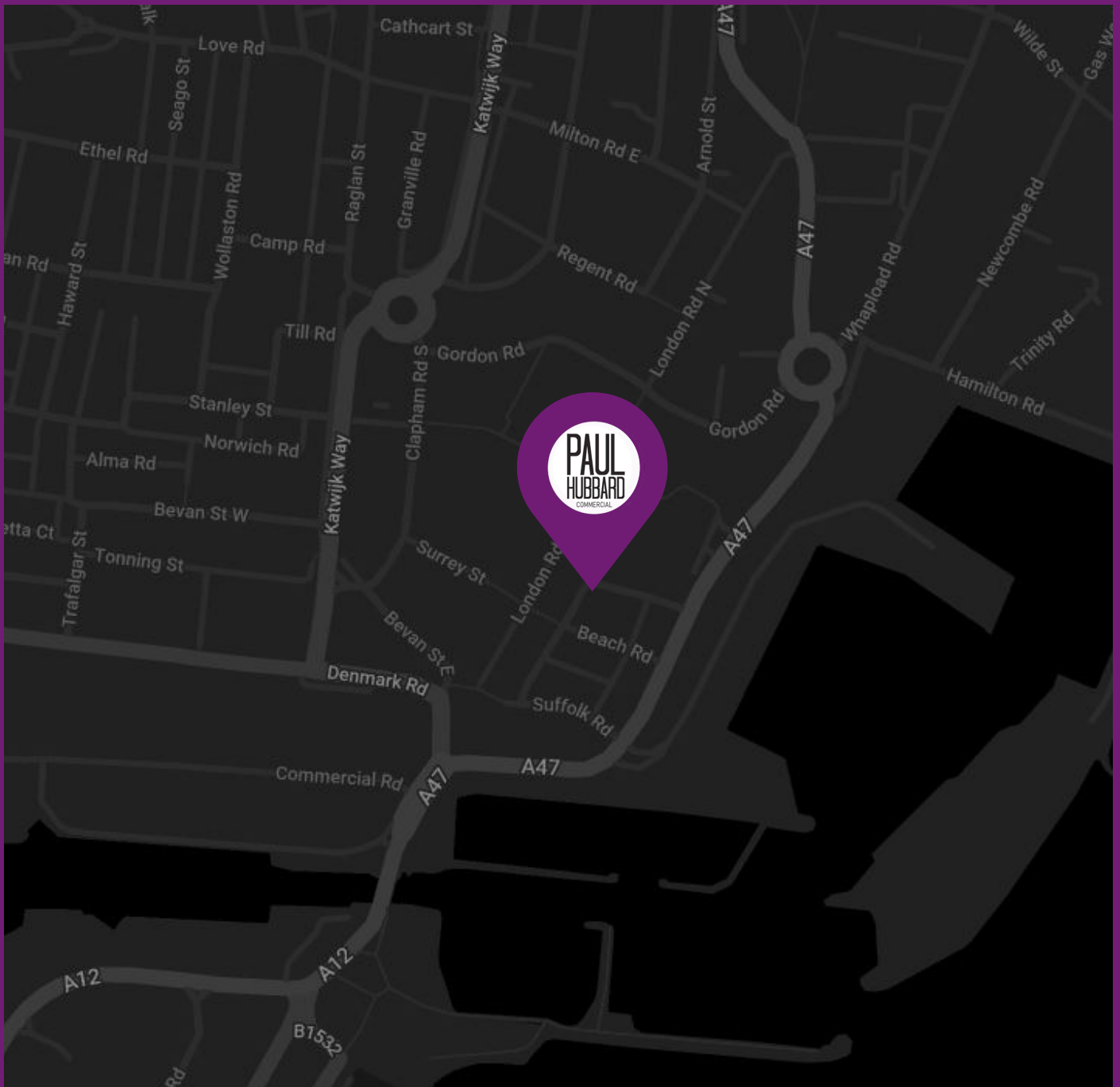


# LOCATION



**11 Grove Road,  
Lowestoft,  
Suffolk,  
NR32 1EB**

This property is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, a Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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## CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

01502 532 028

[jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

