

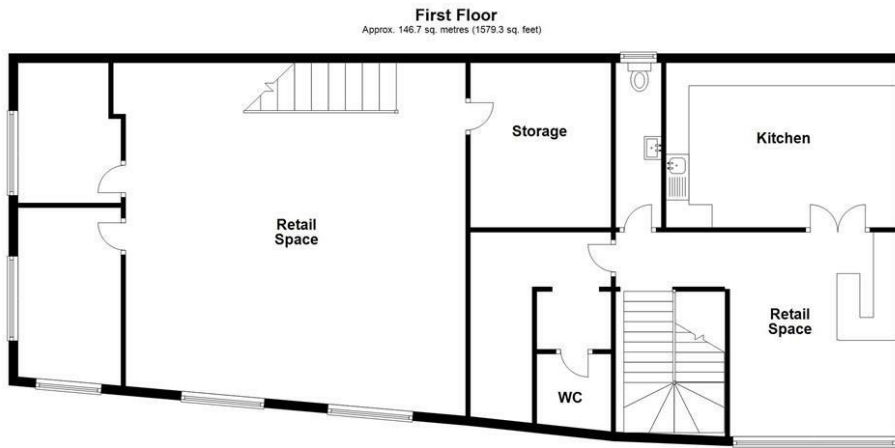
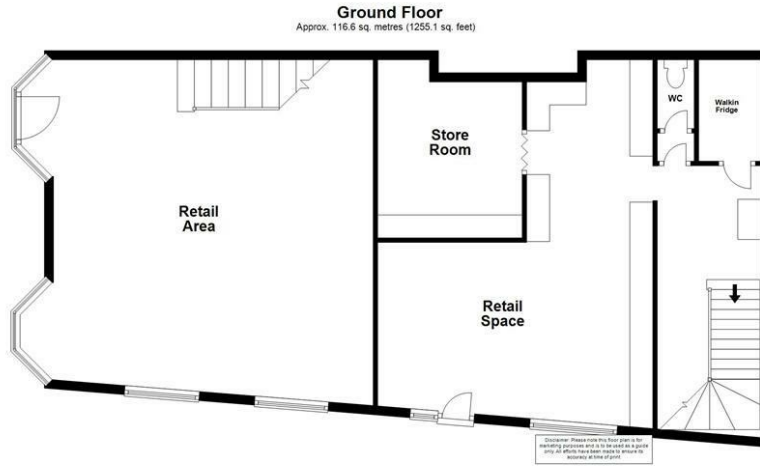


## 11/11a Grove Road, Lowestoft, Suffolk, NR32 1EB

Separate spacious, distinctive and unique commercial unit with fantastic development potential, available for sale in Lowestoft town centre, Suffolk.

- Two separate commercial units with huge potential
- Currently operating as a music shop and cafe
- Just under 3000sq ft of floorspace
- Huge potential to extend the property with an additional floor above
- Fantastic investment opportunity
- Possible conversion opportunity for a mixed-se property
- Space for 3/4 flats with 1/2 commercial units on the ground floor
- GDV figures available depending on client requirements
- A stone's throw from Lowestoft town centre, high street and train station.
- All options above subject to agreeing separate sales and obtaining planning permission

£300,000



Total area: approx. 263.3 sq. metres (2834.4 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	