

Freehold Opportunity

£250,000


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82/83 HIGH STREET

Attractive, spacious and well located double-fronted retail shop on Lowestoft High Street, comprising a successful yarn and haberdashery business on the ground floor, a large 2/3 bedroom flat across 3 floors and stunning tiered garden.

Lowestoft, Suffolk.

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INVESTMENT SUMMARY

- 1.** Stunning grade II listed property comprising a successful ground floor commercial unit, spacious living accommodation set across 3 floors, beautifully designed and maintained tiered rear garden with sea views.
- 2.** The ground floor unit is currently a successful yarn and haberdashery business, "A Wool Shop", which can also be purchased for an additional £50,000 + SAV.
- 3.** The living accommodation is set across 3 floors, which currently includes a large living room, dining room, bathroom, kitchen, bedroom and second floor attic/bedroom. There is also a spacious cellar which gives you access to the rear garden, which is tiered to give it a unique and spacious feel.
- 4.** The property is well located on Lowestoft's High Street, giving you easy and quick access into the town centre, with sea views from the rear of the property and just a 5 minute stroll from the beach.
- 5.** Fantastic business opportunity, with the option of either taking on the existing business or setting up something completely new.



DESCRIPTION



Paul Hubbard Commercial is delighted to present a fantastic opportunity to purchase the freehold of a historic mixed-use property on Lowestoft's High Street.

The property is located in a prime location in the middle of Lowestoft's High Street, and the ground floor commercial unit has been trading as a successful yarn and haberdashery business for decades, serving the local community, holiday makers and those coming from further afield specifically to purchase from this shop.

Due to retirement, the current owners are looking to sell the freehold, with the option of purchasing the business for an additional £50,000 + stock on valuation. This would include all fixtures and fittings for the shop, the goodwill of the business, agreements and contracts with suppliers and introductions to regular clients and groups who frequent the shop on a regular basis.

The shop itself is spacious and was previously two shops, so there is ample space in the retail area to showcase all of the fantastic products available to purchase. The business is a local stockist for well-known brands such as Stylecraft, King Cole, James C Brett, Sirdar, Rico, West Yorkshire Spinners, Adriafile, Groves and Banks, DMC and others, so customers often travel quite a distance to purchase these items.

As well as thriving product sales, the shop also hosts regular knitting and crocheting group, which is a fun, social gathering allowing people to hone their skills, pick up tips and tricks from like-minded people and generally have a chit-chat!

The shop is open for 4.5 days per week currently and has been run by the current owners as more of a lifestyle business, so there is fantastic potential for the new owners to come in and make changes to increase revenue, try out fresh ideas, or continue running it as it has been for decades.

Accounts and other business related information are available upon request.



PROPERTY DESCRIPTION

Ground Floor

Retail Area - Carpet flooring, large floor to ceiling windows looking out to the High Street, 2x separate entrance doors, range of wooden shelving units throughout for product display, multiple "slatwall" units for hooks, large wooden serving counter, EPOSNow EPOS system with till and PDQ machine, heating unit above entrance, intruder alarm, radiator and doorways leading to Hallway and Storage Area/Second Retail Area.

Storage/Second Retail Area - Carpet flooring, multiple wooden display units, doorways leading into rear kitchen and main Retail Area.

Kitchen - Wood panel flooring, aluminium double glazed windows overlooking rear garden with sea views, laminate work surfaces with space beneath for white goods, variety of wooden and plastic shelving units and stainless steel sink with drainer.

Hallway - Wood panel flooring, doors leading to cellar, main retail area, understairs storage, staircase leading to first floor, wooden shelving units, multiple cupboards for storage and electrical consumer unit.

Storage Room - Carpet flooring, aluminium double glazed window to rear aspect, various wooden shelving units, doors leading to hallway and WC.

WC - Vinyl flooring, aluminium double glazed window to rear aspect, Alpha boiler, white ceramic handwash basin and toilet.

First Floor

Landing - Carpet flooring, skylight above staircase, radiator, doors leading to dining room, hallway, bedroom and staircase leading down to ground floor.

Dining Room - Laminate flooring, 2x large sash windows looking out to the High Street, 2x roller blinds, radiator, doors leading to living room and landing, with exposed wooden staircase leading to second floor.

Living Room - Carpet flooring, 1x large sash window looking out to High Street, radiator and door leading to dining room.

Bedroom - Carpet flooring, skylight, built-in wardrobe, radiator, door leading to landing.

Hallway - Laminate flooring, with doors leading to bathroom, kitchen and landing.

Bathroom - Laminate flooring, UPVC double glazed window to rear aspect, heated towel rack, radiator, large walk-in shower with glass screens, white ceramic bath tub, white ceramic sink, toilet and part-tiled walls.

Kitchen - Laminate flooring, UPVC double glazed window overlooking garden with sea views, laminate work surfaces with storage above and beneath, spaces for white goods, Beko fitted oven and hob, stainless steel sink with drainer, radiator and door leading to hallway.





Second Floor

Attic/Bedroom - Carpet flooring, skylight/window to rear aspect, panel window to front aspect, 2x large storage cupboards with double doors, 1x separate storage room/large cupboard at the far end of the room, stairs leading down to first floor. Currently used as a second bedroom but could be used as an office, play room or storage area.

Other

Cellar - Concrete steps from ground floor leading down to basement, with 2x windows to rear aspect overlooking the garden and patio area, various shelving units for storage, water connection for washing machine and tumble dryer, large white ceramic sink, access to rear garden.

Garden - Beautiful tiered garden, with large patio at the top with rockeries, flower beds and seating area, with steps leading down to a large vegetable patch, with gravelled area and rockeries either side. The garden is bordered by exposed brick and wooden fencing, with access to the Score which is used for bin collection. There is also a wooden shed in the corner of the garden which is used for storage. The garden enjoys stunning sea views, privacy and is a real sun trap in the summer months.









RATES

Current business rates payable:

£0.00

The current business benefits from small business rates relief. For information on whether this would apply to your own business, please contact East Suffolk Council.

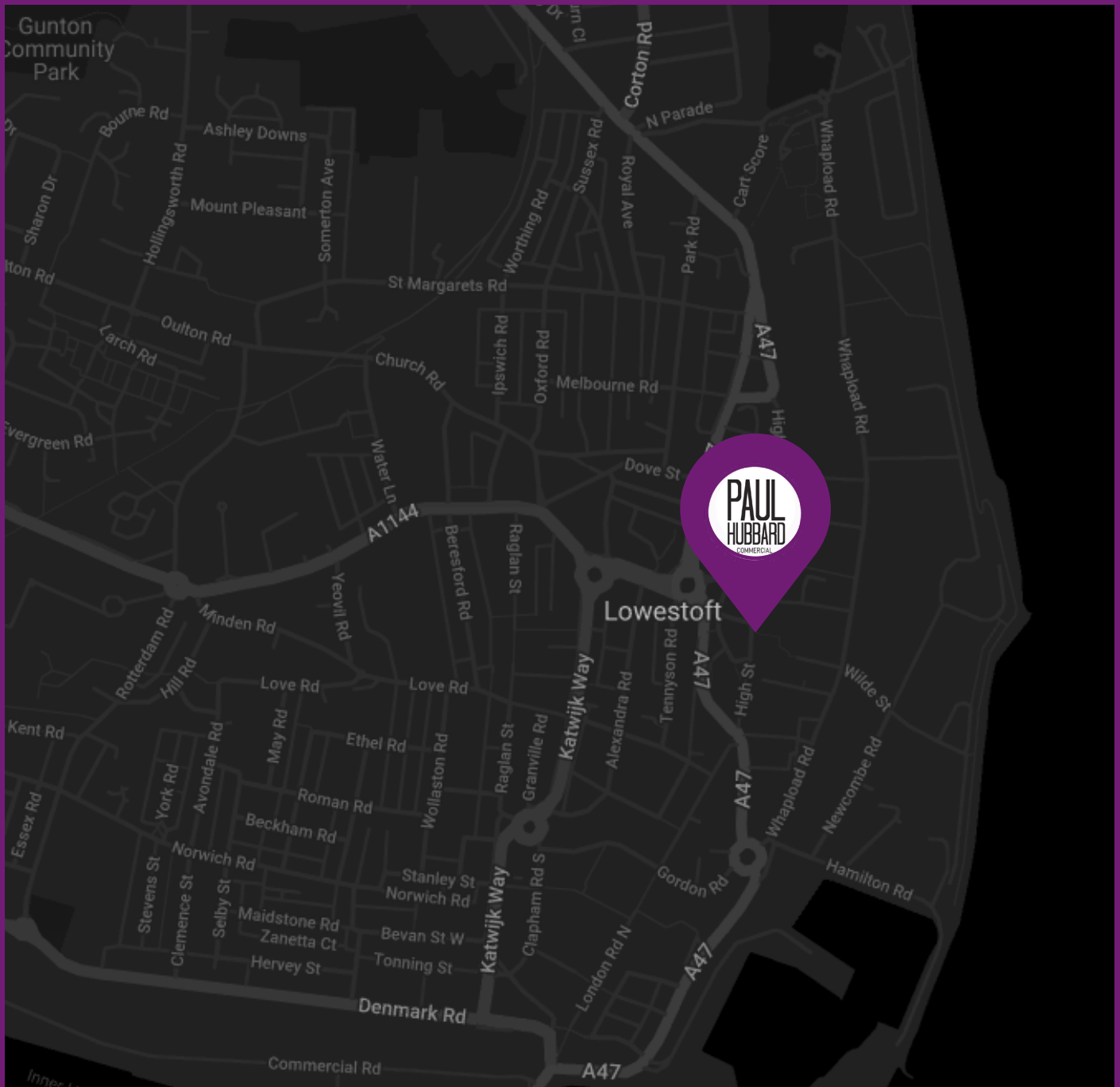


LOCATION



**82/83, High Street,
Lowestoft, Suffolk, NR32
1XN**

This property sits in the Heart of an English Coastal Town Lowestoft, nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breathtaking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalize your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.



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.

CONTACT



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

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