

Leasehold Opportunity

£700.00pcm

www.paulhubbardonline.com/commercial

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BODY TREATMENTS
BARBERING

66-66A HIGH STREET

Spacious shop set in thriving and historical Lowestoft High street! Featuring three large retail rooms set over two floors, sea views from the rear and 1-2 private parking spaces.

Lowestoft, Suffolk.

 01502 532 028

 jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Ideal premises for hairdresser/beauty salon, with three large retail rooms set over three floors and 1-2 private parking spaces to the rear of the property.

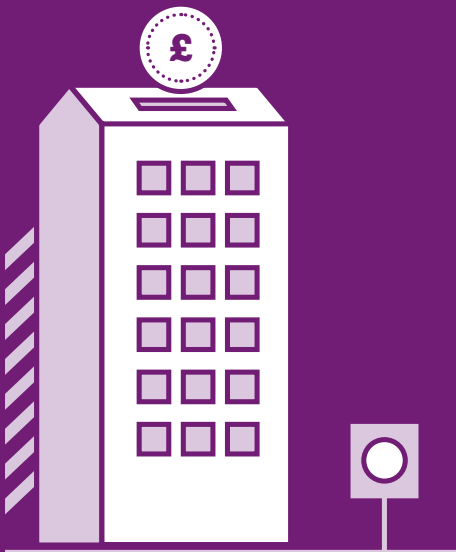


2. Located in thriving Lowestoft High Street, with fantastic footfall and close to large array of local amenities.

3. Well presented unit with very little work required to get started, with far reaching sea views from the first floor.

4. £700pcm, £0 business rates and flexible lease options available.

5. Available to view now.



DESCRIPTION



Paul Hubbard Commercial is pleased to offer a fantastic commercial space which is currently available for rent, right in the heart of vibrant Lowestoft High Street.

One of its standout features is the spacious layout, consisting of three generously sized retail/treatment rooms. These rooms offer ample space for setting up workstations, accommodating clients comfortably, and showcasing your products and services. Whether you're planning to offer haircuts, beauty treatments, or both, these rooms provide the versatility you need to design your ideal salon or studio.

In addition to the treatment rooms, the property includes a dedicated washroom, ensuring a convenient space for both clients and staff. Furthermore, with two separate WC facilities, you can rest assured that your clients' comfort and convenience are well taken care of during their visit.

This prime location on Lowestoft High Street means that your business will benefit from high foot traffic, making it easier to attract and retain a steady clientele. The street's vibrant atmosphere, combined with its historic charm, creates an inviting backdrop for your business. Lowestoft High Street holds a rich historical significance as a former trading hub. Today, it thrives as a vibrant commercial and retail centre, offering a diverse range of shops, restaurants, and cafes that cater to both locals and tourists. The street is adorned with historic landmarks and hosts various events throughout the year, making it a popular destination. Its proximity to the waterfront and accessibility by various forms of transportation adds to its appeal.

Moreover, the property's accessibility by various forms of transportation makes it convenient for both clients and employees. Whether they arrive by car or public transport, your location will be easy to find.

Don't miss out on this opportunity to secure a well-equipped, spacious, and strategically located commercial space for your hairdressing or beauty therapy business. With everything in place to support your operations, you can focus on delivering exceptional services and building your brand within this thriving community. Contact us today to arrange a viewing and explore how this space can be tailored to your unique business needs.



PROPERTY DESCRIPTION

Retail Room 1

Timber double glazed window with attractive fitted window seat. Timber door opening to front aspect, laminate flooring, door opening to inner hall and opening to wash room

Wash Room

UPVC double glazed window to rear aspect, laminate flooring, marble effect splash back surround and fitted storage space above. Fitted hair wash basin with door opening to kitchen area.

Kitchen Area

Vinyl flooring, UPVC double glazed door opening to rear aspect, door opening to WC. Butler sink with fitted unit below

Stairs Leading to First Floor

Carpet flooring and doors opening to retail rooms 2-3

Retail Room 2

Spacious room with timber double glazed window to front aspect. Laminate flooring and fitted stainless steel sink with storage unit below

Retail Room 3

UPVC double glazed window to side aspect, vinyl flooring, fitted storage cupboard and door opening to WC

WC

UPVC double glazed window to side aspect, toilet and door opening to airing cupboard







RATES

Business rates payable are

TBC

For guidance on business rates, please contact East Suffolk Council for more information.

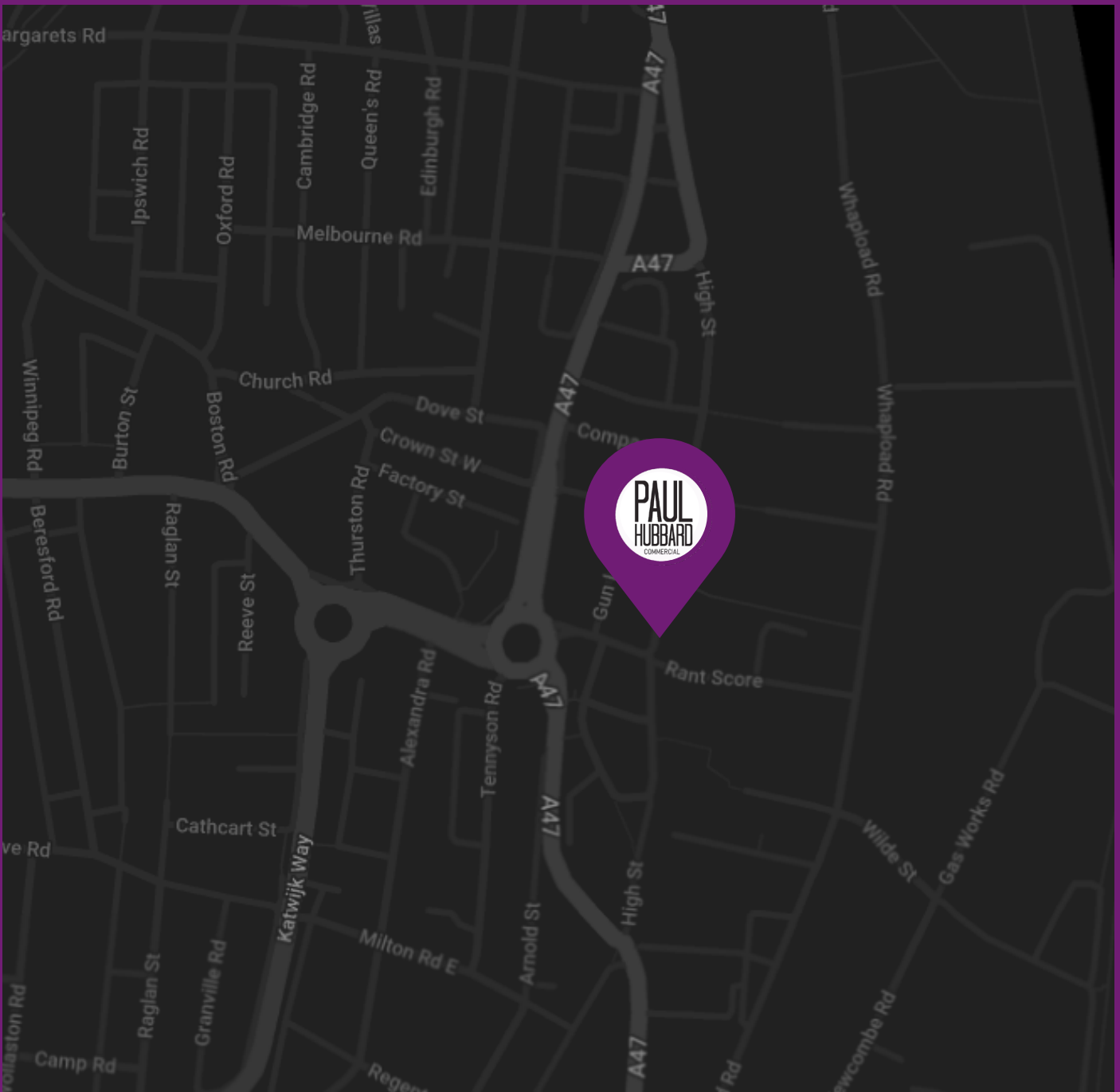


LOCATION



66-66a High Street
Lowestoft
Suffolk
NR32 1JB

Lowestoft, located on the picturesque Suffolk coast of England, is a charming coastal town renowned for its rich maritime heritage and stunning natural beauty. With its golden sandy beaches stretching along the North Sea, Lowestoft offers a tranquil seaside escape and a bustling fishing industry. The town's historic center features a blend of Victorian and Edwardian architecture, including the iconic Claremont Pier. Lowestoft also boasts cultural attractions such as the Royal Naval Patrol Service Museum, showcasing its vital role during World War II, and the vibrant annual Maritime Festival celebrating its nautical roots. Surrounded by the scenic Norfolk Broads to the west and the enchanting Suffolk countryside to the south, Lowestoft offers a perfect mix of seaside relaxation and outdoor exploration.



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

01502 532 028

jack@paulhubbardonline.com

