



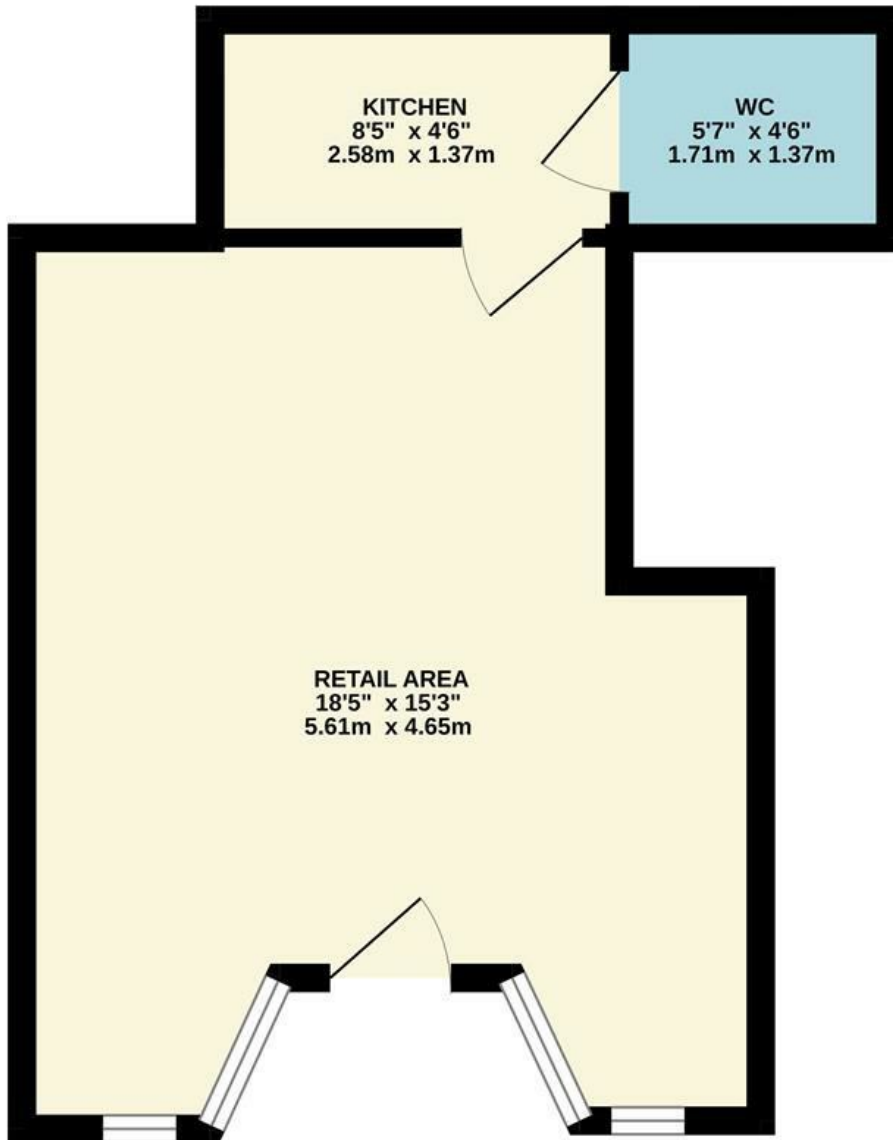
## 1 Regent Road, Lowestoft, Suffolk, NR32 1PA

Newly converted, compact retail unit situated in ideal town centre location.

- Compact retail unit in town centre location.
- Brand new space, recently converted.
- Suitable for a range of uses.
- £3380pa rent with flexible lease terms.
- Situated between London Road North and Regent Road.
- Ideal location, benefitting from high footfall.
- Close to a large range of other retailers and local amenities.
- Immediately available.
- £0 business rates.
- A stone's throw from Lowestoft bus station and train station.

£3,000

GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 303 sq.ft. (28.2 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.  
Made with Metropix ©2023

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	