

Leasehold Opportunity


£79,000

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LITTLE ITALIA

An extraordinary leasehold opportunity presented by Paul Hubbard Commercial, gracing the historic high street of Lowestoft! Strategically positioned to capture the essence of this charming locale, this property stands as a testament to both heritage and modern commerce.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY

- 1.** Highly esteemed restaurant set in the heart of sought after Hoverton.
- 2.** 15 year lease available.
- 3.** Open only two years with a beautifully decorated restaurant catering for 15 covers.
- 4.** Asking price of £79,000
- 5.** Immediately available to view.

DESCRIPTION



Welcome to an extraordinary leasehold opportunity presented by Paul Hubbard Commercial, A chance to acquire a thriving business strategically situated in the heart of the idyllic Hoverton. Little Italia stands as a beacon of success, having meticulously built a respected reputation within the community.

Positioned amidst a tapestry of high footfall and passing trade, Little Italia boasts not only low overheads but also a magnetic allure enhanced by its eye-catching signage. The property itself has been transformed with a keen aesthetic eye, showcasing an inviting industrial decor that contributes to the overall dining experience. The spacious interior includes a generously-sized counter and enough room to comfortably accommodate over 15 covers.

Practicality is a hallmark of this establishment, evident in the thoughtful layout of the property. Customers are provided with convenience through a ground-level WC, ensuring a pleasant experience. The operational side is seamlessly managed by an industrial kitchen, while the first floor houses spacious staff quarters, contributing to the efficiency and functionality of the business.

This promising venture comes with a rare offering - a long lease remaining with a total of 15 years, and an attractive asking price of £79,000. The annual payment of £11,500 only adds to the appeal, making this an enticing prospect for savvy investors seeking a profitable enterprise.

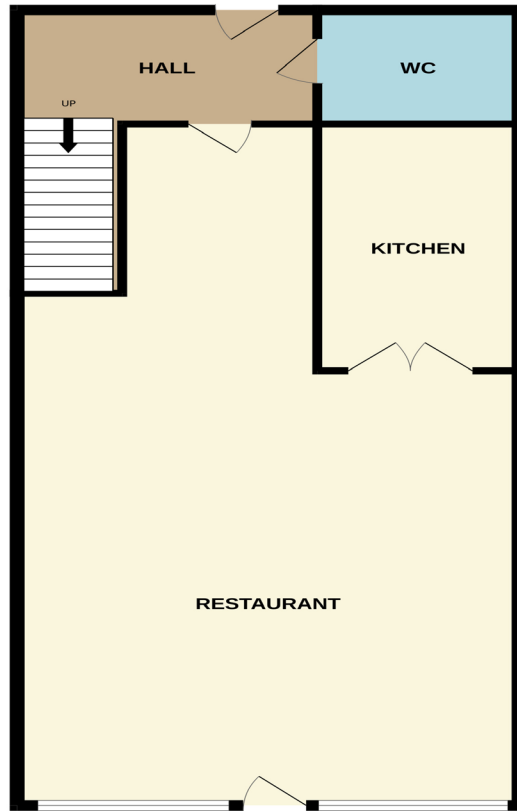
As the current owner explores new horizons, the potential for Little Italia is boundless, especially with the possibility of an owner-run approach. Presently, the owner is not actively involved in the day-to-day operations, presenting an ideal opportunity for an ambitious entrepreneur to step in and infuse their passion and vision into this already thriving establishment.







GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



RATES

Business rates payable are

TBC

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

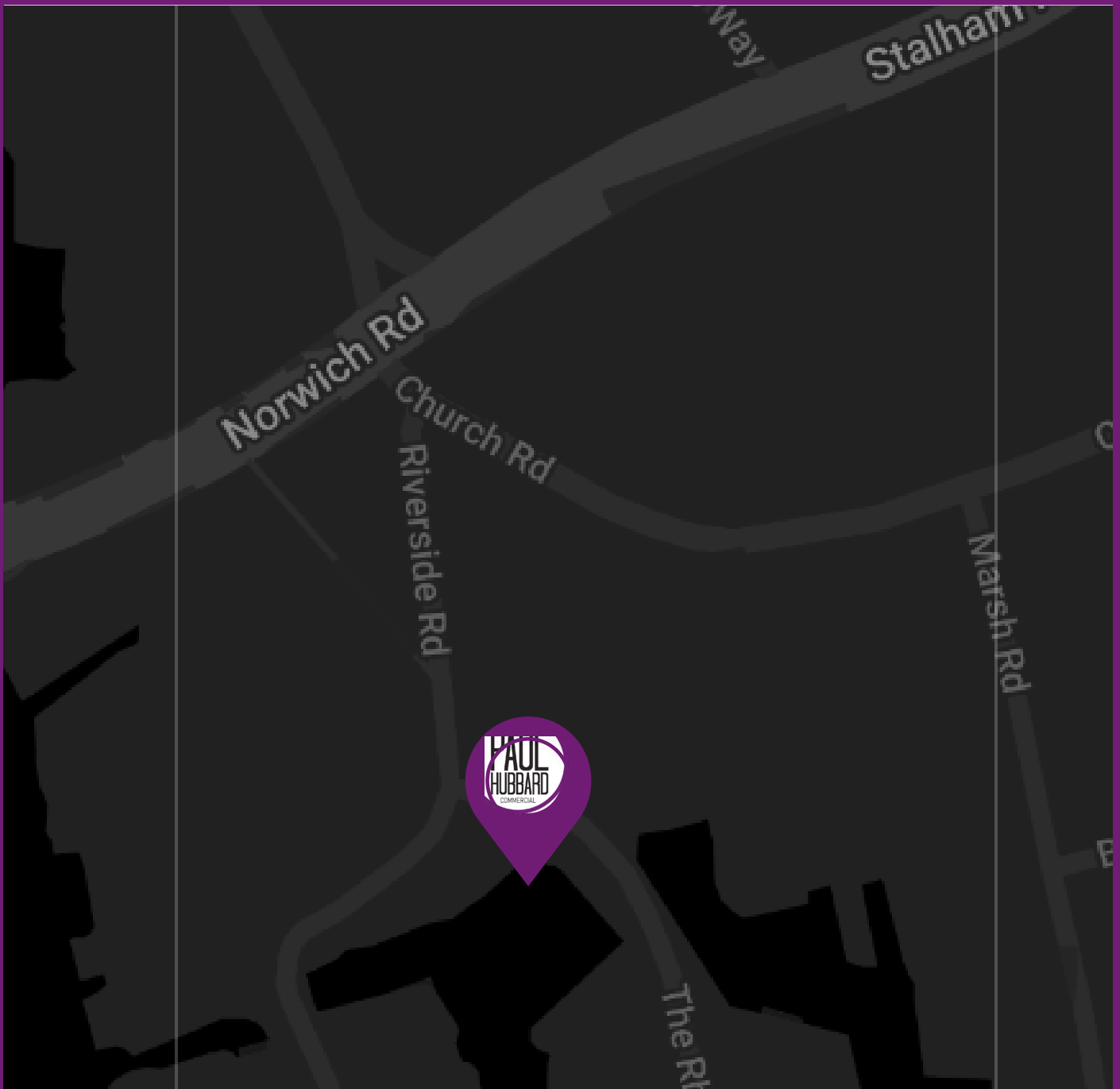


LOCATION



Little Italia
Hoverton
Norwich
NR12 8AJ

Discover the perfect blend of serene living and modern convenience in Hoverton, a picturesque town on the outskirts of the bustling city. Nestled amid majestic hills and lush greenery, Hoverton offers a tranquil retreat without compromising accessibility. The community's friendly atmosphere and commitment to green spaces create a sense of belonging, while state-of-the-art amenities, diverse architectural styles, and a range of housing options cater to every lifestyle. Hoverton isn't just a location; it's a lifestyle where the pace of life slows down, inviting residents to savor every moment. Welcome home to Hoverton, where nature meets contemporary living in perfect harmony.



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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