

Leasehold Opportunity

£475 PCM


[www.paulhubbardonline.com/commercial](http://www.paulhubbardonline.com/commercial)



# 110 PARK ROAD

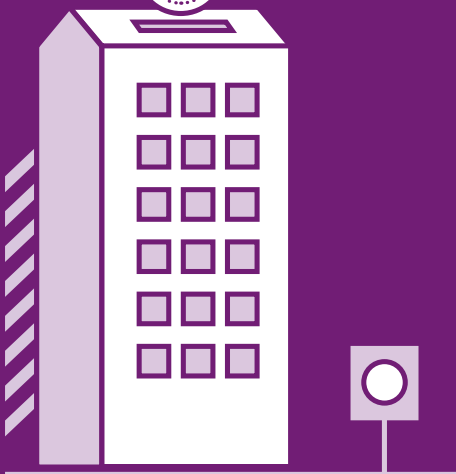
A fantastic leisure opportunity within North Lowestoft. Nestled in a tranquil and picturesque residential road, this fully renovated treatment room offers a haven of beauty and comfort with all bills inclusive.

Park Road, Lowestoft.

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**PAUL  
HUBBARD**  
COMMERCIAL



# PROPERTY SUMMARY

- 1.** Vacant commercial salon in a brand new fully renovated and modern setting.
- 2.** Private north Lowestoft location.
- 3.** All bills are inclusive to the lease.
- 4.** £470 PCM with flexible lease terms.
- 5.** Immediately available to view.

# DESCRIPTION



Paul Hubbard Commercial are thrilled to bring a fantastic leisure opportunity within North Lowestoft. Nestled in a tranquil and picturesque residential road, this fully renovated treatment room offers a haven of beauty and comfort.

The treatment room is deceptively spacious, ensuring that there is ample room for creativity and comfort. With two styling chairs and a dedicated hair washing station, this space is well-equipped to cater to the diverse needs of discerning clients. Whether it's a trendy haircut, a glamorous styling session, or a relaxing shampoo, the room accommodates it all with ease.

The room is adorned with modern amenities that enhance the overall experience. A separate modern WC is available, providing convenience for clients without the need to leave the premises. This thoughtful touch adds to the overall sense of luxury and comfort.

For those who appreciate a breath of fresh air, the outside seating space is a delightful bonus. It allows clients to unwind, perhaps sipping on a refreshing beverage or simply enjoying the surroundings before or after their appointment. This outdoor area adds an extra layer of tranquility to the client experience.

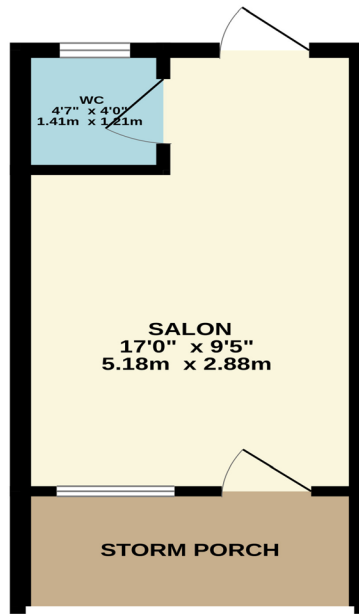
Leasing this treatment room is made easy with the inclusion of all bills within the package. From utility expenses to maintenance costs, it's all taken care of, making financial management straightforward and predictable for the tenant.

The property comes with off road parking for customers and is ideally located for public transport links.









# RATES

Business rates payable are

**TBC**

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



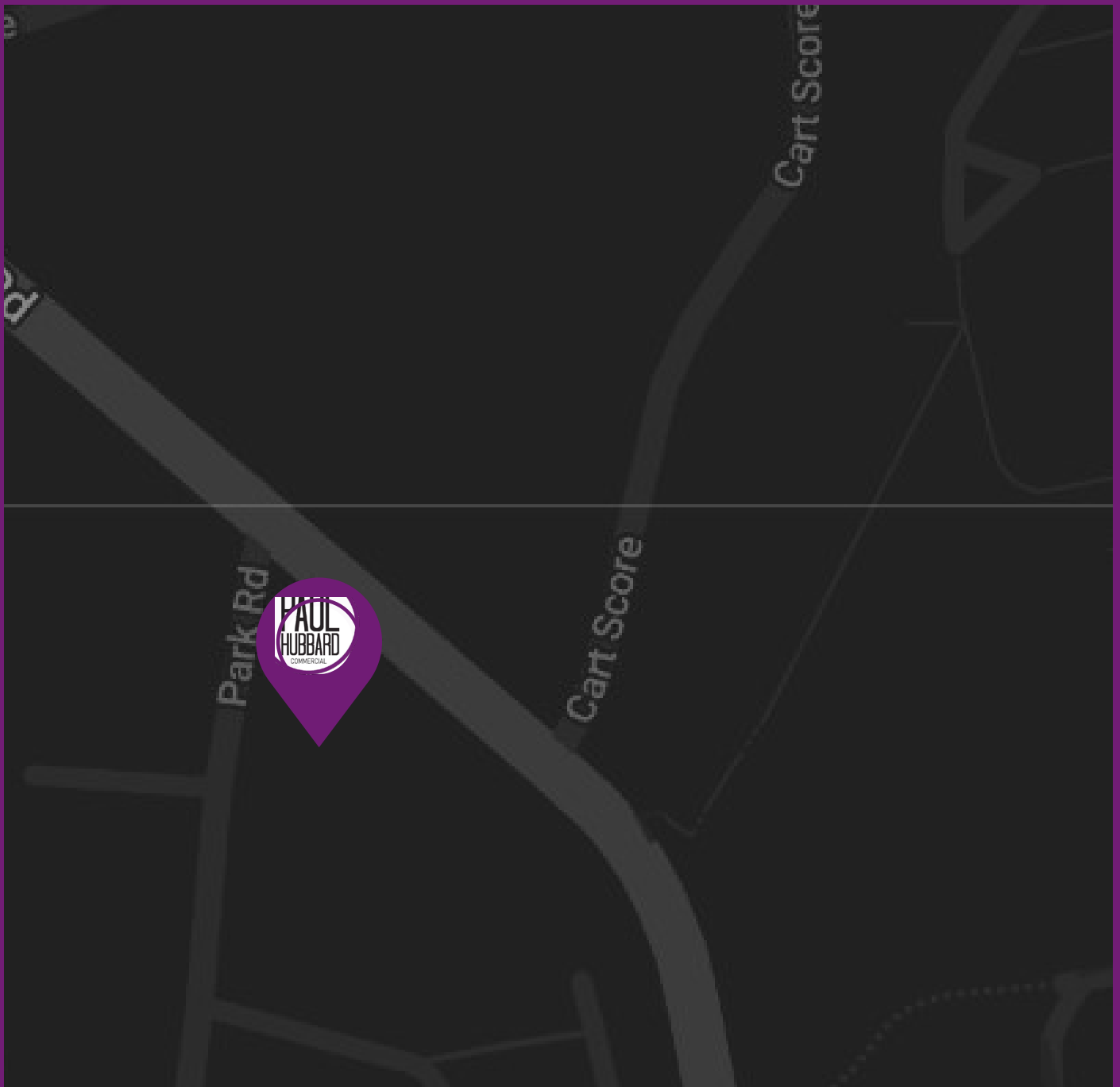
# LOCATION

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**110 Park Road  
Lowestoft  
Suffolk  
NR32 4HU**

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.

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## CONTACT



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

01502 532 028

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