



Nelsons Wharf Victoria Road

Oulton Broad, Lowestoft, NR33 9LP

Asking Price £75,000



Paul Hubbard Commercial is pleased to present an exceptional commercial opportunity within Nelson's Wharf in Oulton Broad. This offering comprises a set of five garages, currently leased for long-term storage purposes, each generating a robust monthly income of £50 PCM. Positioned in a tranquil industrial area, these garages are strategically located for maximum appeal to investors seeking a lucrative venture in the commercial real estate market.

Summary

Paul Hubbard Commercial is pleased to present an exceptional commercial opportunity within Nelson's Wharf in Oulton Broad. This offering comprises a set of five garages, currently leased for long-term storage purposes, each generating a robust monthly income of £50 with scope to increase. Positioned in a tranquil industrial area, these garages are strategically located for maximum appeal to investors seeking a lucrative venture in the commercial real estate market.

Nestled within the serene surroundings of Nelson's Wharf, the property consists of five spacious garages that are presently under long-term lease agreements for storage purposes. These garages, meticulously maintained and situated in a quiet industrial locale, offer an attractive prospect for investors looking to diversify their portfolios.

The garages are currently generating a steady monthly income of £50 each, resulting in a substantial total of £250 per month. This financial stability, combined with the long-term nature of the existing leases, underscores the potential for a reliable and consistent return on investment for discerning investors.

Positioned in a peaceful industrial area, the garages benefit from an advantageous location, providing a secure and quiet environment. This strategic positioning enhances the property's appeal, making it an ideal choice for businesses or individuals seeking secure storage solutions.

This rare opportunity not only caters to investors interested in maintaining the current long-term storage leases but also opens avenues for those keen on exploring continued commercial leasing. The flexibility in potential usage makes this commercial property a versatile and attractive investment.

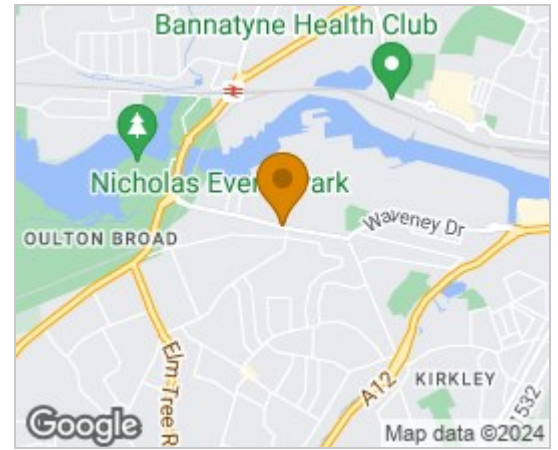
Investors with an inclination towards private storage options will find this opportunity particularly enticing. The property's strong financial performance, coupled with its strategic location, positions it as a viable and potentially lucrative investment in the commercial real estate market.

For those considering entry into the commercial real estate market or seeking private storage options, this opportunity beckons as a rare and advantageous prospect. Interested parties are encouraged to reach out to Paul Hubbard Commercial for further details.

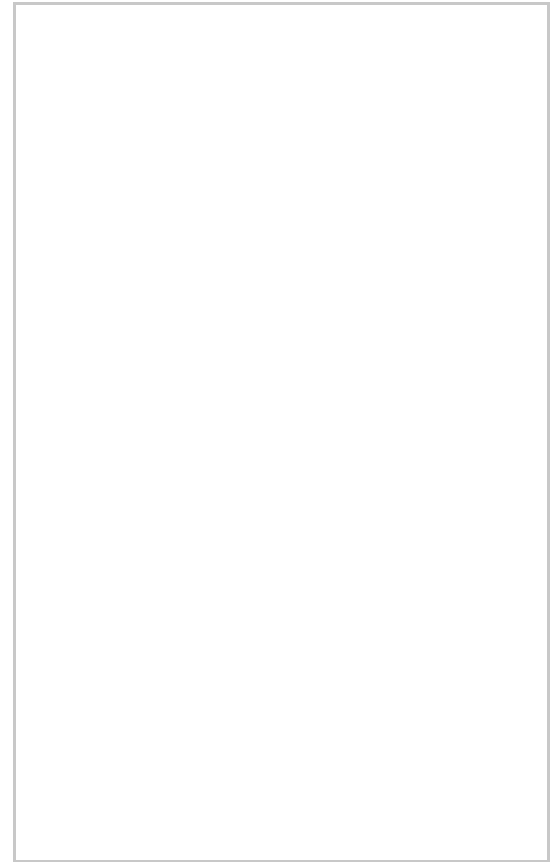
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Baltic Chambers, 2 Waveney Road, Lowestoft, Suffolk, NR32 1BN
Tel: 01502 532028 Email: jack@paulhubbardonline.com www.paulhubbardonline.com

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Baltic Chambers, 2 Waveney Road, Lowestoft, Suffolk, NR32 1BN
Tel: 01502 532028 Email: jack@paulhubbardonline.com www.paulhubbardonline.com