

Lease Opportunity

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£8500pa



44 WINNIPEG ROAD

Adaptable and well-located retail unit,
with additional storage unit to the rear,
available to rent on Winnipeg Road.

Lowestoft, Suffolk.

 01502 532 028

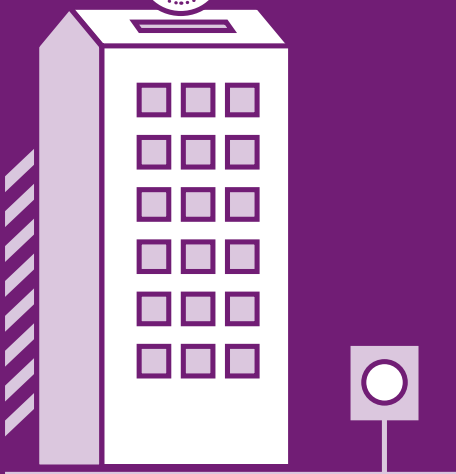
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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY

- 1.** Positioned in a heavy residential area with high footfall throughout the week.
- 2.** Perfect unit for a barbers, hairdressers, dog groomers, pet shop and much more.
- 3.** Large storage area to the rear which can be divided up into multiple units.
- 4.** Flexible lease terms and available immediately.
- 5.** No business rates and just £8500 rent per annum.



DESCRIPTION



A well-located and adaptable retail unit has become available to rent on Winnipeg Road, Lowestoft.

Nestled in a heavily residential area and close to a school, the shop benefits from high footfall throughout the week and at weekends.

Situated on Winnipeg Road, the shop is just outside of the town centre which means there is always ample parking on the roads nearby for free. There is also not a great deal of competition in the immediate area, so whatever type of business you're interested in running, you have the opportunity to build up a loyal local customer base very quickly.

The rateable value for the property is £2000, so there would be no business rates payable for the new tenant.

The property has operated as a successful pet shop for a long time, however the layout of the property lends itself to a number of different uses such as a café/deli, dog groomers, barbers/hairdressers, tattooist or a small retail shop.

The property includes a retail area at the front as well as a kitchen and bathroom to the rear. There is also a shared garden at the back of the property, as well as one off-road parking space for the new tenant.

To the rear of the property is a large storage area which is currently included in the rental cost. It is currently opened up to be one large, L shaped unit, however due to the size and layout it could easily be converted into 3 separate storage units.



44 WINNIPEG ROAD LOWESTOFT

Property Description:

RETAIL AREA - (15'8 x 25'1)

Door and windows to front aspect, wooden panel flooring, a range of adjustable metal shelving and display units, a wood and glass counter, window to rear aspect and door leading to kitchen,

KITCHEN - (9'2 x 9'8)

Window to side aspect, carpet flooring, laminate work surfaces with storage units above and below, stainless steel sink with drainer, space for white goods and door leading to hallway.

BATHROOM - (6'1 x 6'8)

Window to side aspect, carpet flooring, white ceramic hand wash basin and white ceramic toilet, white ceramic bath, part tiled walls and door leading to hallway.

GARAGE/STORAGE UNIT - (17' x 10", 15'9 x 10" and 8'4 x 22'1)

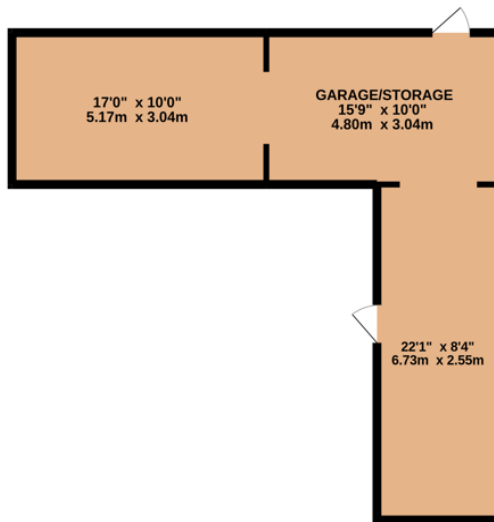
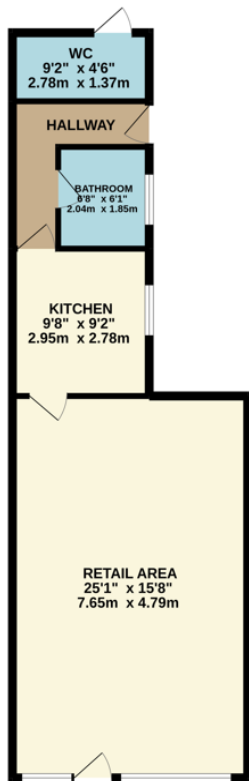
Door leading to rear garden and second door to the rear of the unit, shelves and abundance of space for storage. The unit also has full working electrics and could be divided up into separate units depending on the tenants preferences.





GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.

GARAGE/STORAGE AREA
511 sq.ft. (47.5 sq.m.) approx.

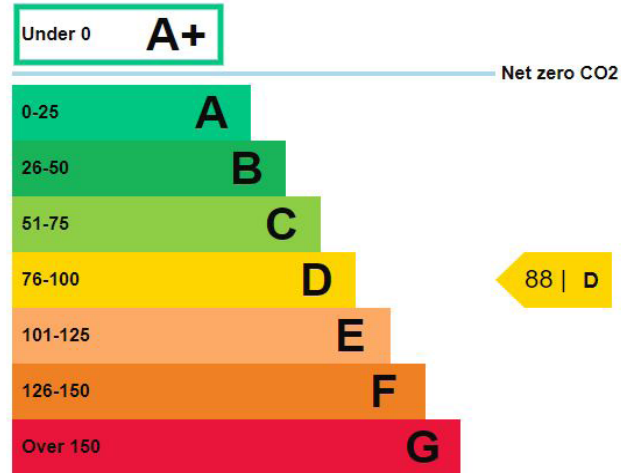


TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

RATES

Business rates payable are

Available upon request.

The current rateable value for the property is £2,000.

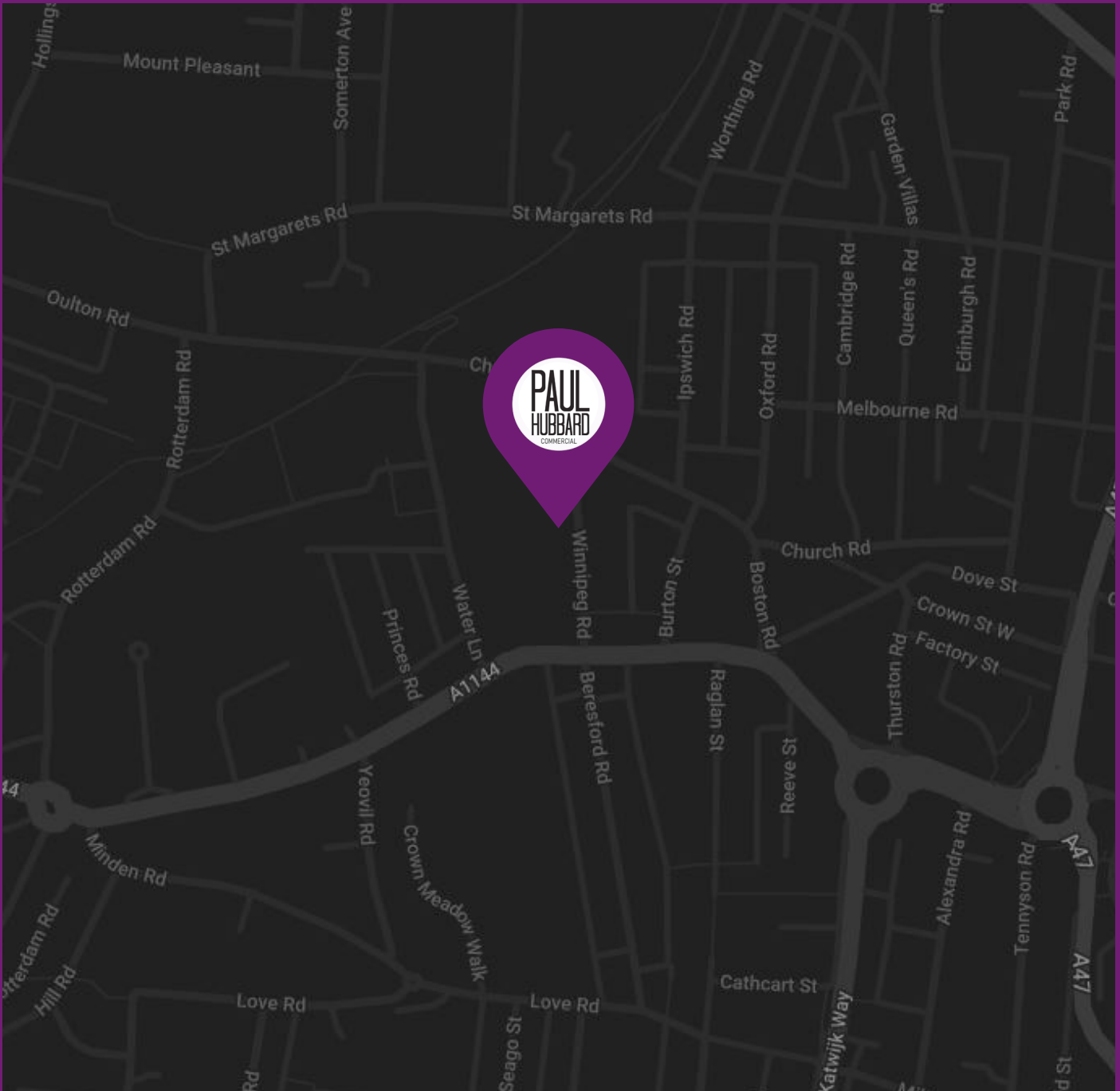


LOCATION



**44 Winnipeg Road,
Lowestoft, Suffolk, NR32
1TU**

This property is located in Lowestoft, an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.



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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