

Leasehold Opportunity

£7,200pa


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208 LONDON ROAD

A prime retail opportunity to rent. Nestled in the heart of Lowestoft, this property enjoys a strategic location on London Road South and features a spacious retail area and large highly visible window display opportunity!

London Road South, Lowestoft.

 01502 532 028

 kayleigh@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Vacant commercial unit in a prime location, situated on Lowestoft's London Road South close to South Beach.

2. Benefits from high footfall and passing traffic all year around, serving both locals and holiday makers.

3. 474sq ft of floorspace, with large shop frontage, kitchen, WC and on street parking for customers.

4. £600pcm (£7,200pa) with flexible lease terms.

5. Immediately available to view.

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market this prime retail opportunity to let.

Nestled in the heart of Lowestoft, this property enjoys a strategic location on London Road South, reaping the benefits of high foot traffic generated by the recently established medical centre along with an array of independent boutiques and eateries.

As England's easternmost point, Lowestoft is not only known for its coastal beauty but also for its vibrant cultural and social activities, making it a dynamic and sought-after destination. London road south thrives on community spirit, with a vast array of local events throughout the year, cultural happenings, and social gatherings that make it a lively location to open a retail store.

Step into this modern and well-lit shop, encompassing 474 square feet of retail heaven. Within this unit you'll find a discreet yet fully functional kitchen and a dedicated WC area, In addition to the main retail area, this unit comes with an additional spacious storage room.

This fantastic retail opportunity is perfect for modern businesses, With its bright and spacious layout, prime window display potential, and essential amenities, it's ready to accommodate your vision and meet your customer's demands with ease.

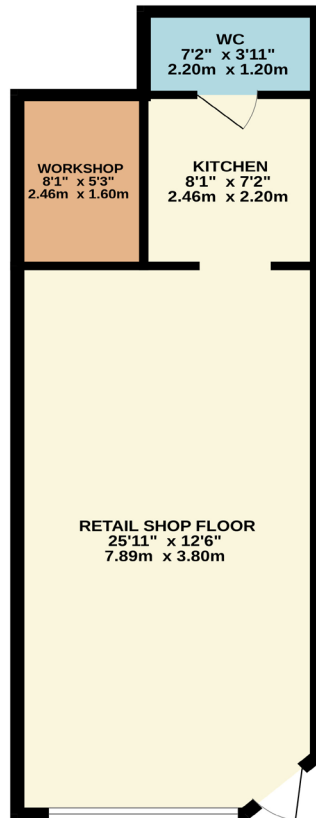
The unit is available for £600pcm (£7,200pa) and is immediately available to view. For more information please contact Kayleigh on 01502 532028 or email kayleigh@paulhubbardonline.com.







GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



RATES

Business rates payable are

TBC

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

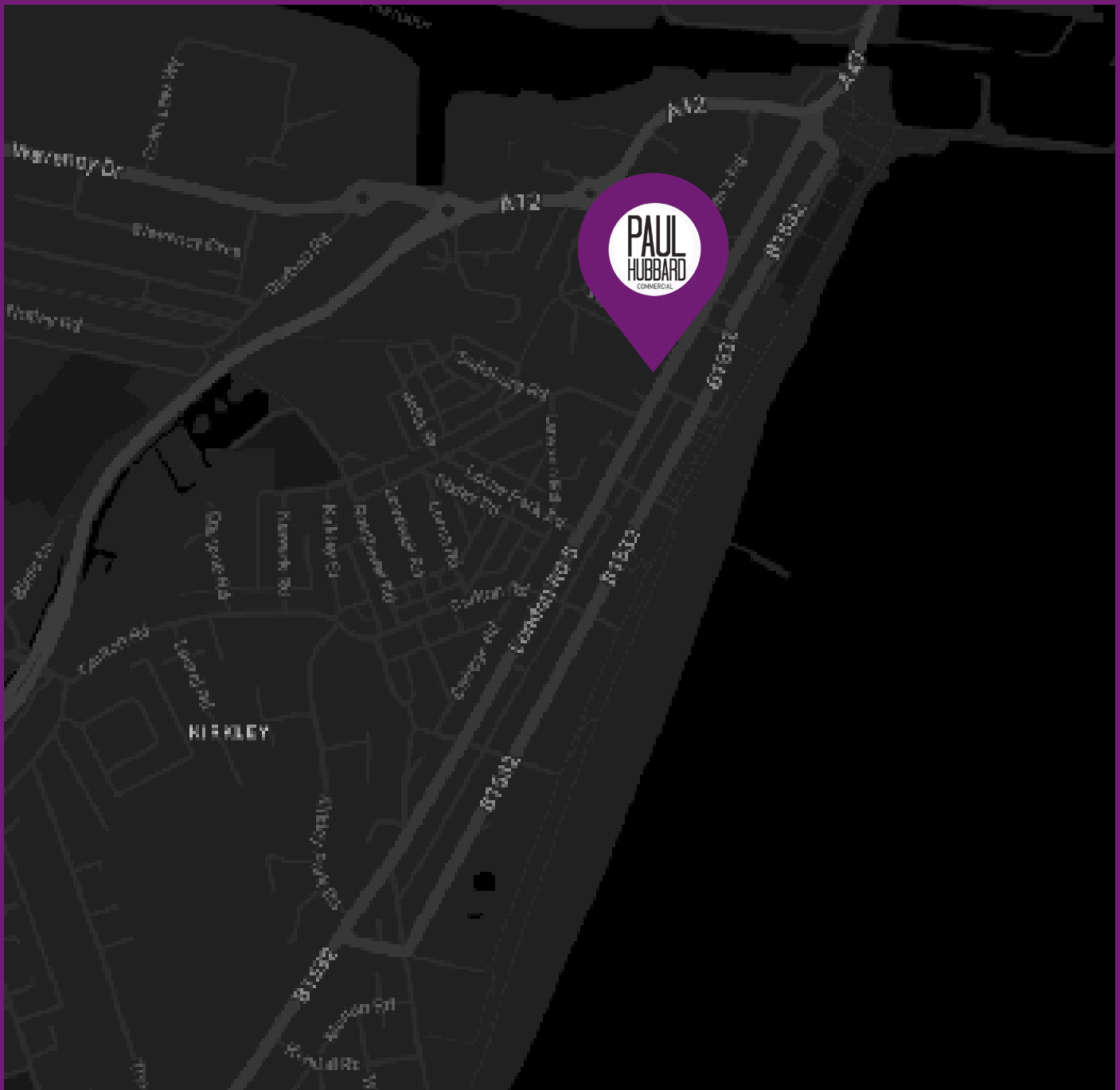


LOCATION



**208 London Road South
Kirkley
Lowestoft
Suffolk
NR33 0BB**

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.

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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