

Leasehold Opportunity


£10,800pa

www.paulhubbardonline.com/commercial

2 SURREY STREET

A prime retail opportunity to rent. Nestled in the heart of Lowestoft, this property enjoys a strategic location within the town centre and features a spacious cafe with retail area set over two floors.

Surrey Street, Lowestoft.

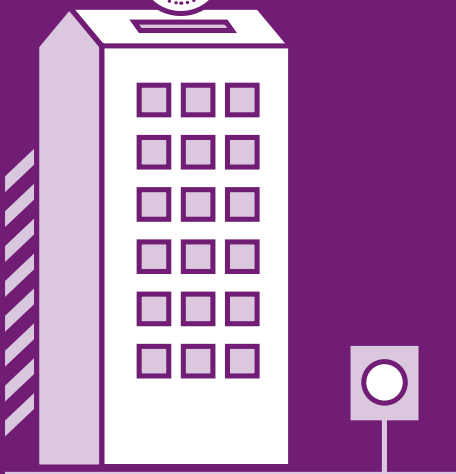
 01502 532 028

 kayleigh@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Vacant commercial unit in a prime location, situated in the heart of Lowestoft Town centre.

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

3. 1800 sqft set over two floors, featuring large cafe area, kitchen, prep room, multiple toilets and 4 large retail rooms.

4. £900pcm (£10,800pa) with flexible lease terms.

5. Immediately available to view.

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market this prime retail opportunity set across two floors to let.

Formerly hosting a renowned café, this meticulously transformed space now stands as a strategic and versatile commercial asset, offering a myriad of possibilities for astute entrepreneurs. The recent refurbishment not only enhances the property's aesthetic appeal but also enhances it as a flexible and functional business hub, spanning two meticulously designed floors.

Situated on the first floor and strategically positioned in the bustling heart of Lowestoft's town center, the property boasts modern bay windows—a seamless blend of contemporary sophistication and timeless allure. Encompassing a generous 1800 square feet, the second floor unfolds to reveal four expansive retail rooms, meticulously designed to optimize retail efficiency and adaptability to various business models.

This thoughtfully crafted space is tailor-made for businesses within the wellness sector. The ground floor is poised to house a wholefoods café catering to the health-conscious preferences of patrons. Simultaneously, the second floor presents an ideal setting for wellness retreats, offering a serene and rejuvenating environment in alignment with the growing trends in the wellness industry.

With its prime location and versatile layout, this property is poised to be a cornerstone of commercial success and innovation in the vibrant landscape of Lowestoft.

The unit is available for £900pcm (£10,800pa) and is immediately available to view. For more information please contact Kayleigh on 01502 532028 or email kayleigh@paulhubbardonline.com.









TOTAL FLOOR AREA: 1807 sq.ft. (167.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RATES

Business rates payable are

TBC

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

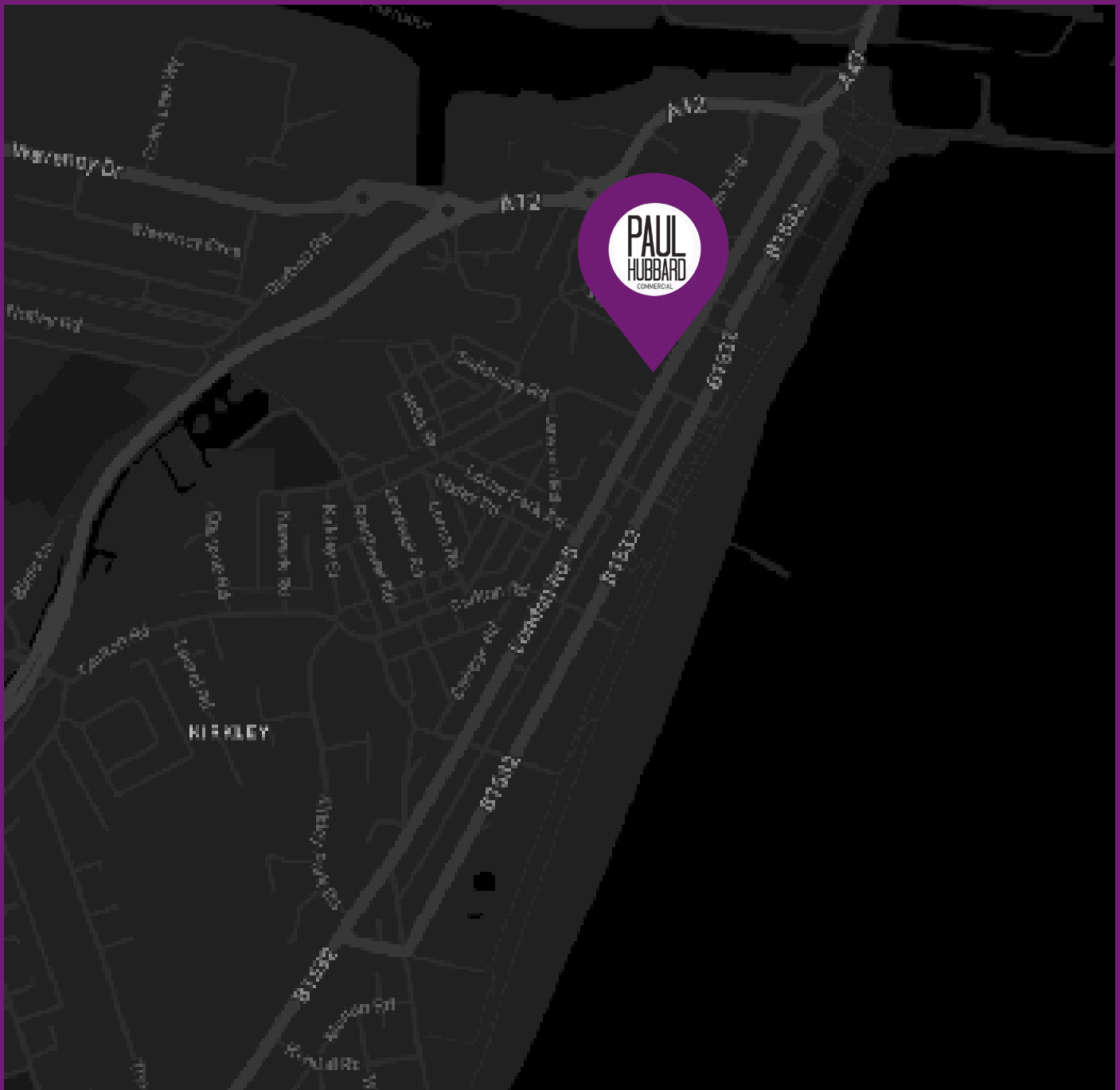


LOCATION



**2 Surrey Street
Lowestoft
Suffolk
NR32 1LS**

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

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