

Freehold Opportunity

£325,000

www.paulhubbardonline.com/commercial



OWL PREMISES

Spacious, perfectly located detached offices unit set across 3 floors, with one sitting tenant and one vacant unit, close to Lowestoft town centre.

Battery Green Road, Lowestoft.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



- 1.** Large detached office premises set across 3 floors.
- 2.** Located conveniently on Battery Green Road, just a stone's throw from Lowestoft town centre.
- 3.** Large private car park to the rear of the property for staff and customers to use.
- 4.** Sitting tenant generating rental income of £12,600pa, with another unit currently vacant.
- 5.** Suitable for a range of different business uses SSTP.

DESCRIPTION



Paul Hubbard Commercial is delighted to present an exceptional office building conveniently located on Battery Green Road.

Set across three stories and spacious office spaces throughout, the building is in a fantastic condition and is suitable for a range of business.

The building was tenanted by an architect firm for a number of years, and since then it has been occupied by funeral directors and a recruitment firm, and could be adapted by the new owner to suit a range of other uses.

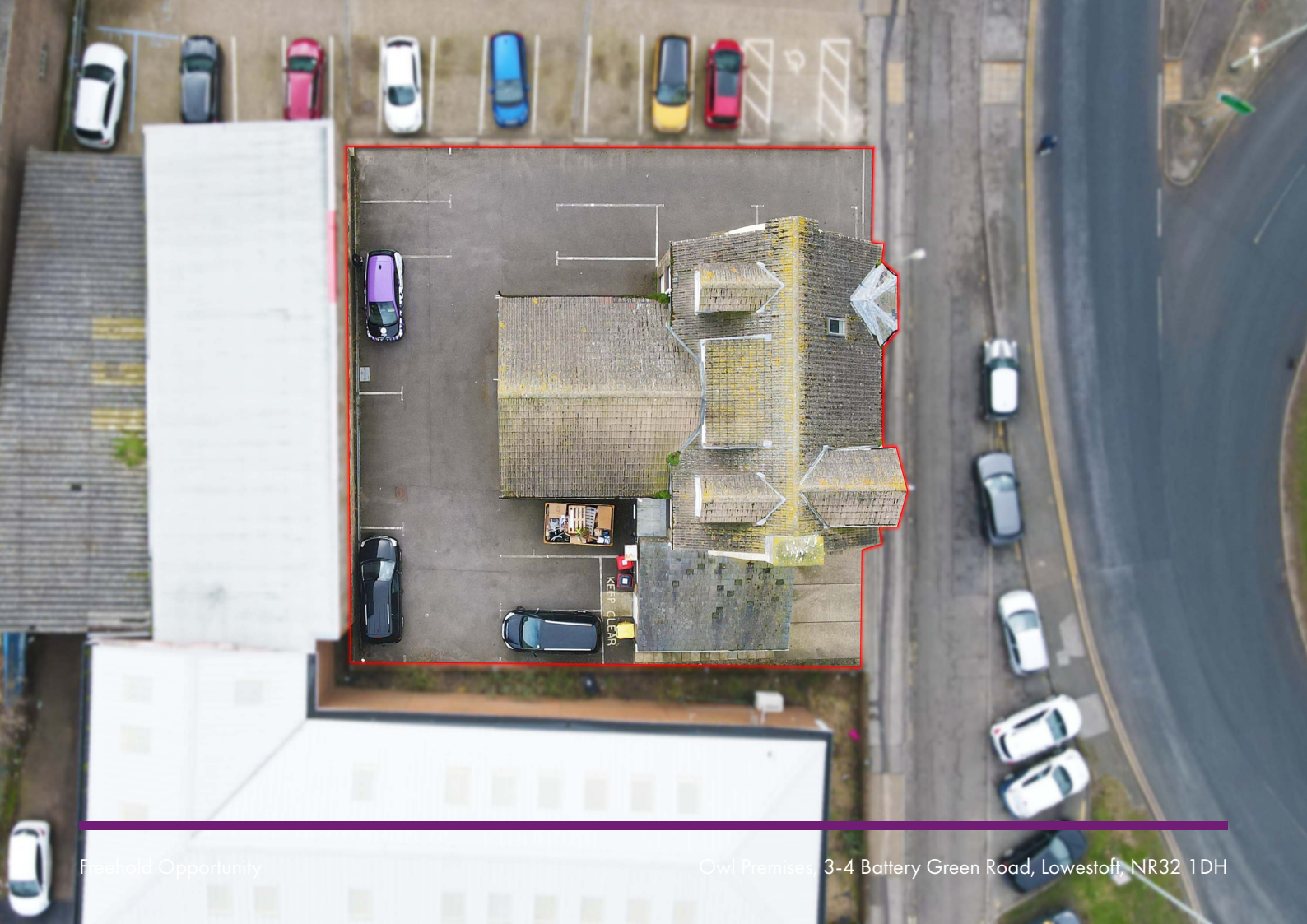
There is currently one sitting tenant and one vacant unit, which is currently being advertised by Paul Hubbard Commercial.

The rental income for the tenanted unit is £12,600pa, and this is on a tenancy at will, with a rolling 3 month notice period for both landlord and tenant.

The property is just under 4000sq ft in total across the 3 floors, and benefits from private parking to the rear of the property and easy access to Lowestoft town centre.

For more information or to arrange a viewing, please contact Paul Hubbard Commercial.









RATES

Business rates payable are

TBC

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

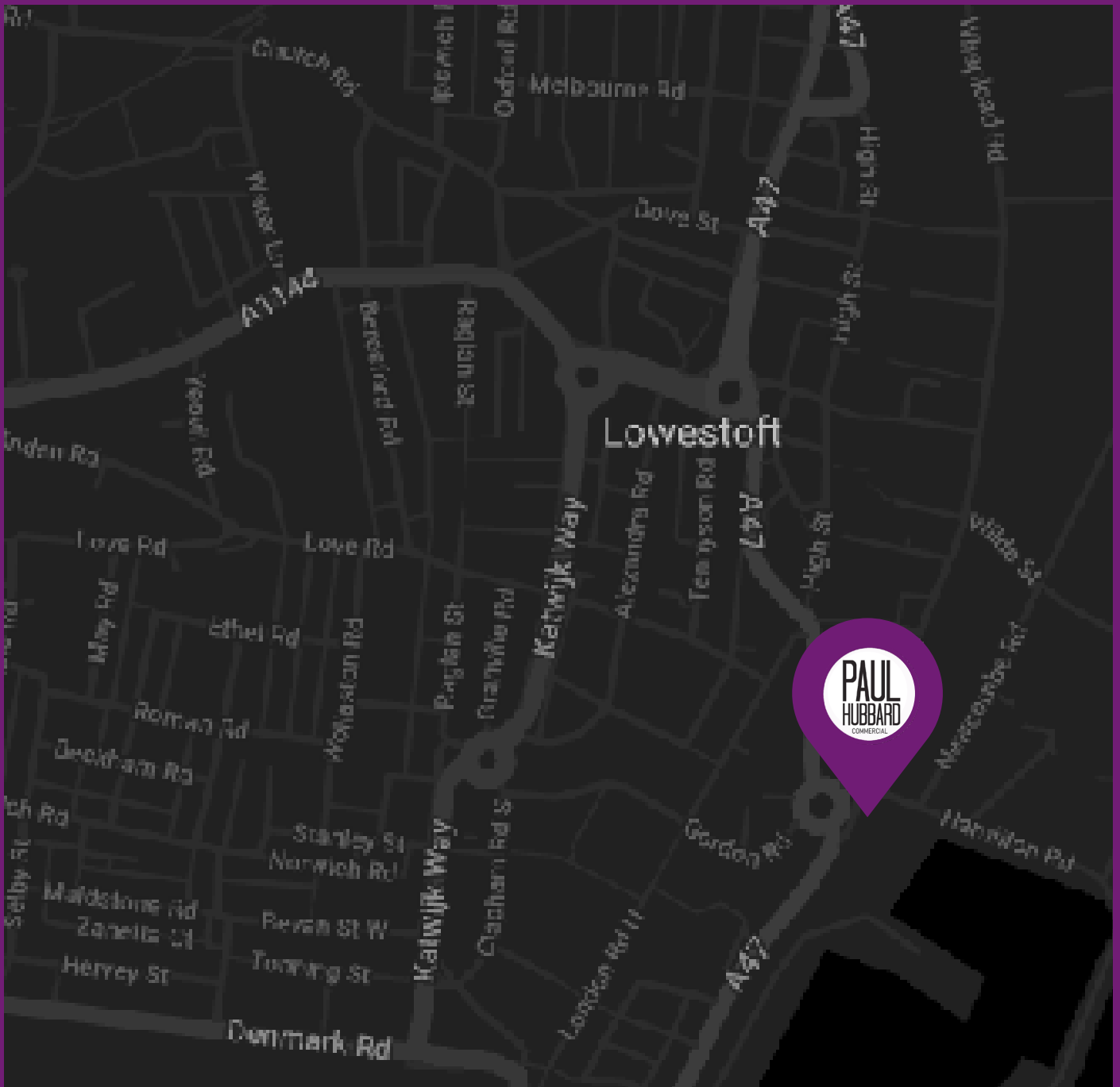


LOCATION



**Owl Premises,
3-4 Battery Green Road,
Lowestoft,
NR32 1DH.**

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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