

Leasehold Opportunity

£18,000pa

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37A LONDON ROAD NORTH

Spacious and adaptable ground floor commercial unit located in the heart of Lowestoft town centre on London Road North.

Lowestoft, Suffolk.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



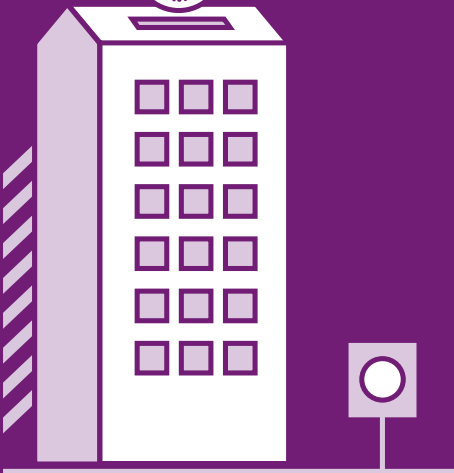
1. 1290sq ft of floorspace.

2. £18,000pa rent payable with long lease available.

3. Prominent high street location, close to successful retailers such as Taco Bell, Subway, Costa, Boots and Wetherspoons among many others.

4. Private parking spaces to the rear of the property available on separate negotiation.

5. Ideal location, a stone's throw from Lowestoft train station, bus station and high street, with a huge range of amenities on your doorstep.



DESCRIPTION



Paul Hubbard Commercial are pleased to present this spacious and adaptable retail unit, situated in the heart of Lowestoft town centre.

The unit is currently in the process of being converted and will be a fresh canvas for any business looking for a prominent retail space in Lowestoft's busiest commercial area, London Road North.

The unit has approximately 1290sq ft of floorspace, with rear access for deliveries and potential for multiple rooms for storage, kitchens, offices and staff areas.

There is a car park to the rear of the property and spaces could be made available for staff on separate negotiation with the landlord.

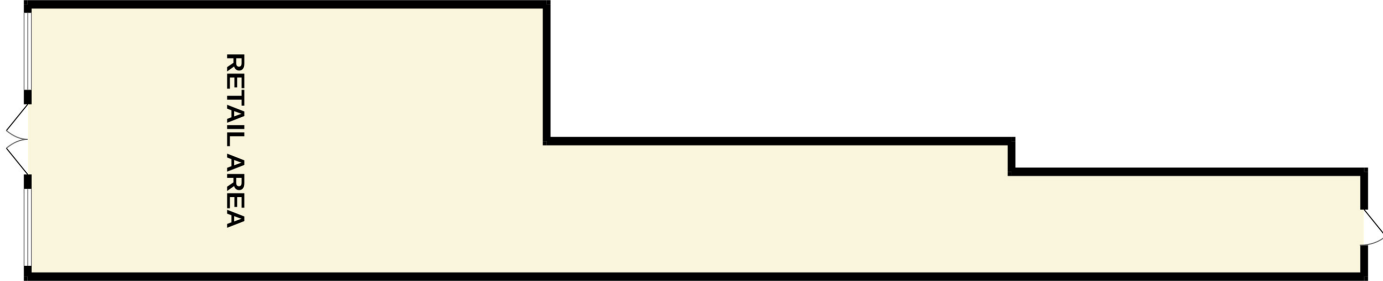
This property is unique and exciting opportunity for a company to harness and tap into the regeneration which is happening in Lowestoft, and across the East Coast in general.

With a growing population looking to settle down in a coastal location, and a tourism market boosted by a fresh desire to holiday within the UK, Lowestoft has a great combination of customers to drive your business forward and continue to grow.

For more information or to arrange a viewing please contact Jack Taylor at Paul Hubbard Commercial on 01502 532028 or email jack@paulhubbardonline.com



FLOORPLAN



TOTAL FLOOR AREA: 1290 sq.ft. (119.9 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.

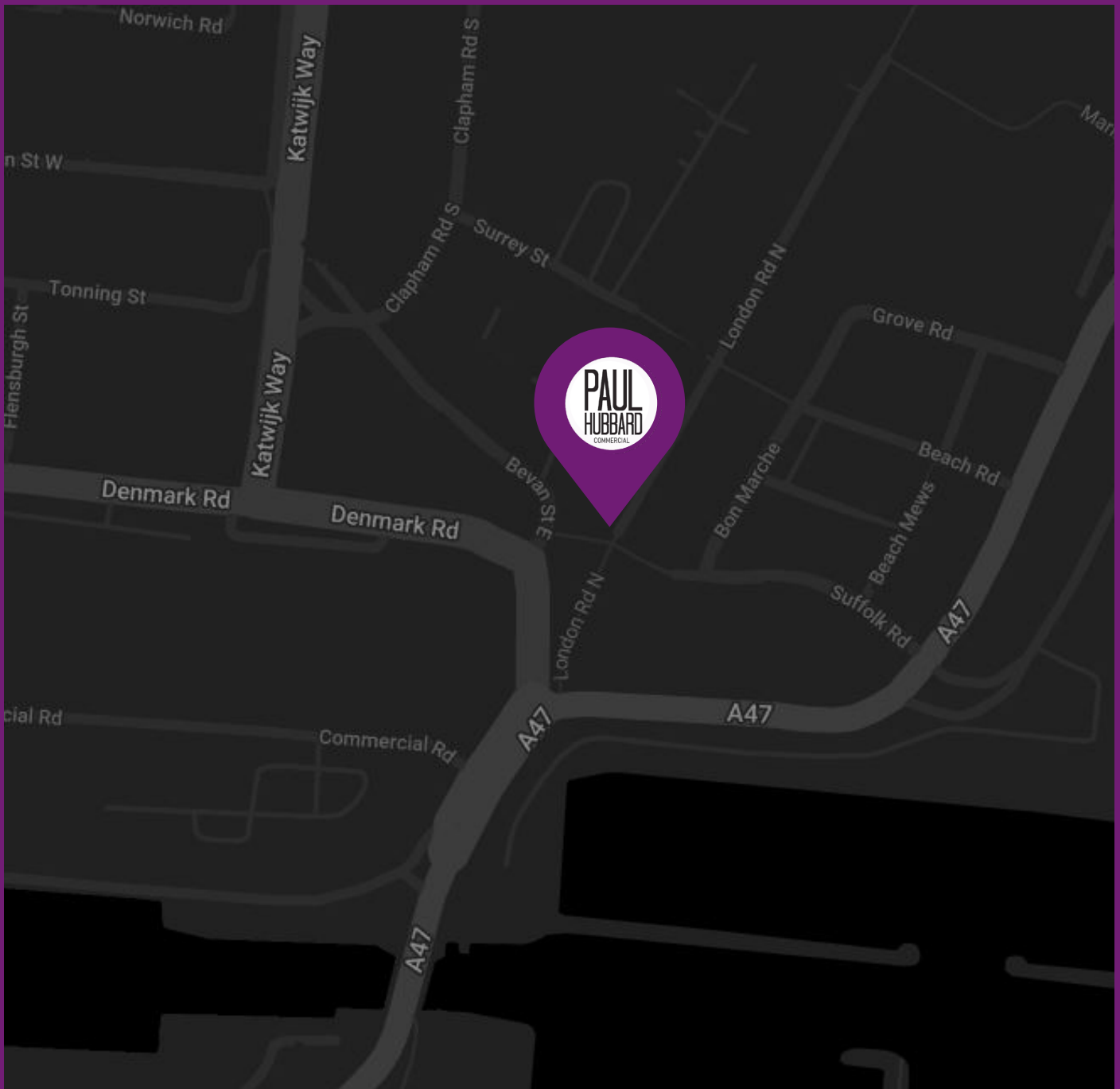


LOCATION



**37a London Road North
Lowestoft
Suffolk
NR32 1BH**

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

jack@paulhubbardonline.com

