

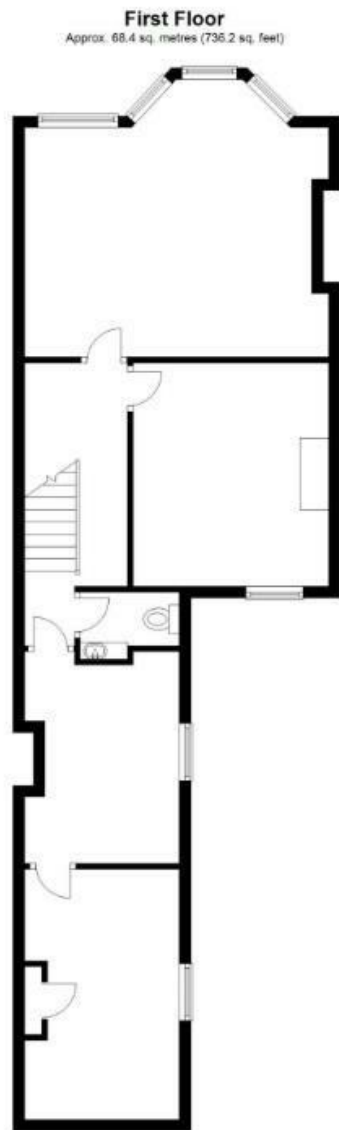
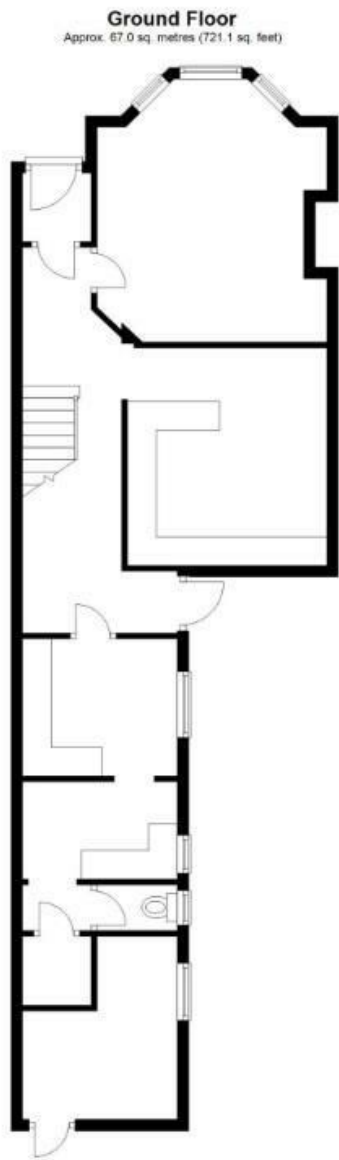


44 Alexandra Road, Lowestoft, Suffolk, NR32 1PJ

Beautiful Victorian semi-detached commercial property with private parking, situated close to town centre on Alexandra Road.

- Prime commercial unit with tenant in situ, generating £8500pa in rental income.
- Beautiful Victorian semi-detached property with many original features throughout.
- Set across 4 floors with cellar and top floor dormer.
- Previous planning permission for residential conversion approved in 2014.
- Situation in quiet, central area of Lowestoft, Alexandra Road.
- Just a stone's throw from the main high street and a short stroll to the train and bus stations.
- 5 year lease in place until December 31st 2024.
- Immediately available to view.

£275,000



Total area: approx. 135.4 sq. metres (1457.3 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	