

Leasehold Opportunity

£210,000

www.paulhubbardonline.com/commercial



UNIT 5, FISH MARKET NORTH

Perfectly located commercial unit on Lowestoft Fishing Docks, just a stone's throw from the water.

Lowestoft, Suffolk

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Commercial unit located on Lowestoft Fishing Docks.

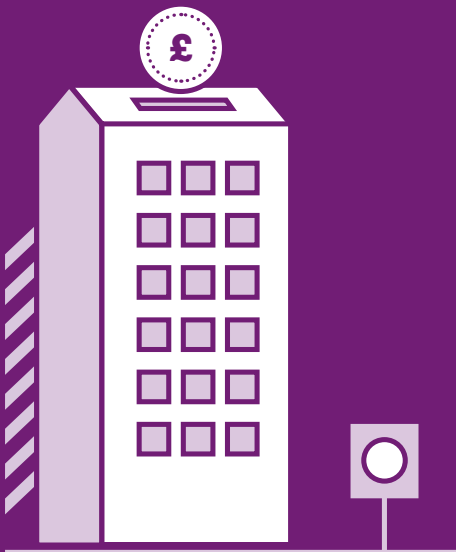


2. Perfect for any business operating out at sea including fishing, diving, renewable energy, oil and gas and more.

3. £210,000 asking price, with £400pcm ground rent payable to landowner.

4. 5 years remaining on the existing renewable lease.

5. Superb location, abundance of parking and available with vacant possession.



DESCRIPTION



A fantastic and unique opportunity has arisen to acquire a perfectly situated property in the heart of Lowestoft Fishing Docks.

The building itself is freehold, however there is £100 per week ground rent payable as the entire port is owned by a different company. There is current 5 years left on the lease, and the landlord has already indicated that they would be more than happy to extend the lease to a company which is operating a business which is suitable for this location, such as a fish merchant, diving company, renewables company etc.

This well-built and perfectly located commercial unit is based on Lowestoft Fishing Docks, just a stone's throw from the water. For over 30 years it has been used as a fish merchants, but with big investments coming into Lowestoft from offshore and renewables companies, this could be the perfect base for a number of different businesses and for a variety of different uses.

The Port of Lowestoft handles around 30,000 tonnes of cargo per year and together with ABP's other two East Anglian ports, King's Lynn and Ipswich, contributes £360 million to the economy and support 5,300 jobs. Lowestoft has emerged as a thriving centre for companies servicing the offshore energy industry.

There will be huge investments in the renewables sector over the next few years, and Lowestoft itself will benefit greatly from this. There will be an increase in jobs for the local community, which will add to the local economy and help fuel even more interest in people looking to move to the area.



PROPERTY DESCRIPTION

OUTSIDE:

There are concrete steps leading to the front door, as well as two metal roller doors to the side and rear of the property, allowing easy access for vehicle loading and unloading.

PARKING

There is parking space for around 15 vehicles around the unit, however the landowner is likely to allow 6-7 free parking permits to the new leaseholder. The rest can be purchased on an annual basis for a reasonable cost.

ENTRANCE

UPVC double glazed front door with a small lobby area, vinyl flooring and access to Kitchen, WC and Office.

WC

Vinyl flooring, white ceramic hand wash basin with splash-back tiles, white ceramic urinal, hand towel dispenser, hand soap dispenser, separate toilet cubicle with white ceramic toilet, UPVC double glazed window and vinyl flooring.

KITCHEN

UPVC double glazed window, vinyl flooring, electric storage heater, large stainless steel sink with drainer, multiple work surfaces with storage cupboard beneath.

MAIN TRADING AREA

2x large manual metal roller doors to side and rear aspect for loading and unloading, both with metal steps leading to the ground outside, 2x UPVC double glazed windows, concrete flooring with drainage throughout, large stainless steel sink and small white ceramic sink, window into office area, multiple electricity points and access to mains water.

OFFICE

Vinyl flooring, UPVC double glazed window, multiple shelving units for storage, electric storage heater and window to main trading area.

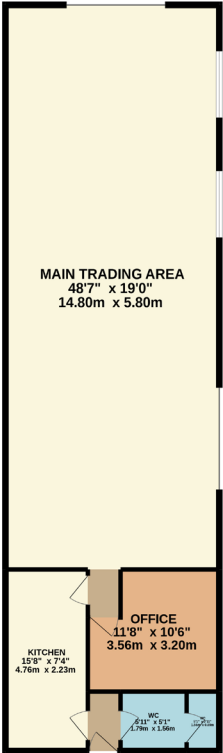
Floorplans with dimensions are available online or upon request.





FLOORPLAN

GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 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

Rateable value (April 2023 - current)

£6,300.

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

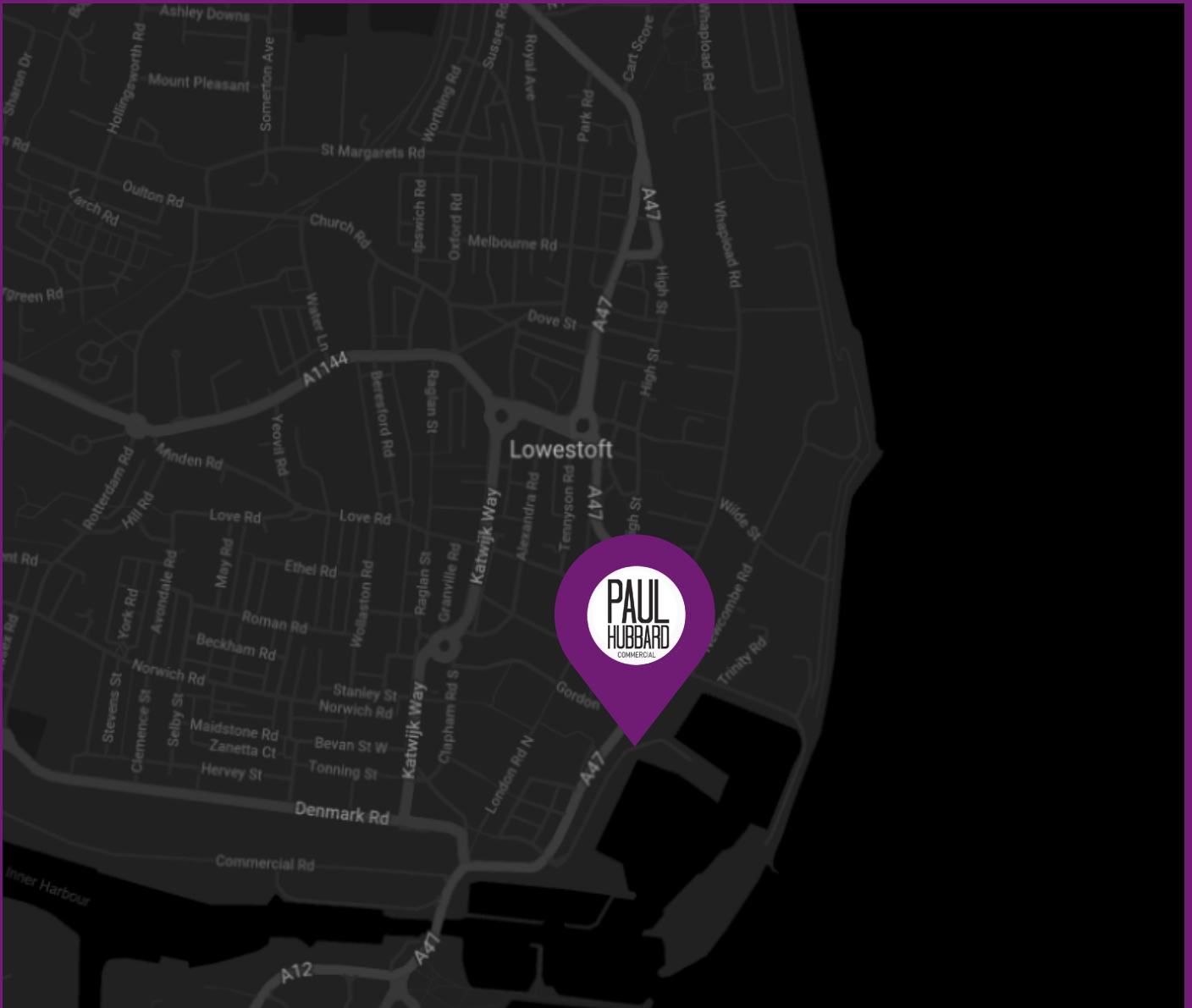


LOCATION



**Unit 5, Fish Market North
Lowestoft Fish Dock
Lowestoft
Suffolk
NR32 1BU**

Nestled along the picturesque coastline of Suffolk, Lowestoft boasts a rich maritime history and an idyllic setting. As England's most easterly town, it proudly wears its fishing heritage as a badge of honor, with a bustling waterfront that echoes with the legacy of centuries of seafaring tradition. From its charming Victorian architecture to its vibrant seafood markets, Lowestoft offers a unique blend of old-world charm and modern amenities. As a business owner, you'll find a wealth of opportunities in Lowestoft's thriving economy, whether it's in the bustling harbor area or the growing sectors of renewable energy and tourism. With its scenic beauty and historical significance, Lowestoft stands as a beacon of opportunity for businesses looking to thrive in a dynamic coastal community.



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 kayleigh Thorp at Paul Hubbard Commercial Ltd

07725027163

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