



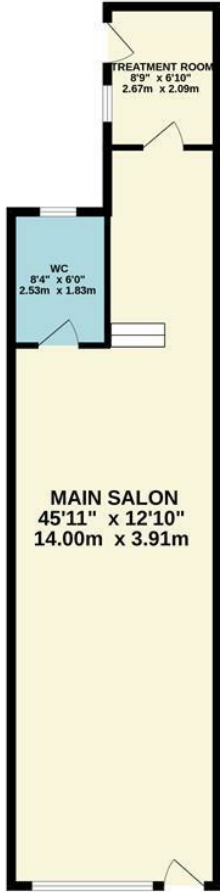
121 Bevan Street East, Lowestoft, Suffolk, NR32 2AQ

Mixed-use investment property with two long term sitting tenants, situated busy town centre location.

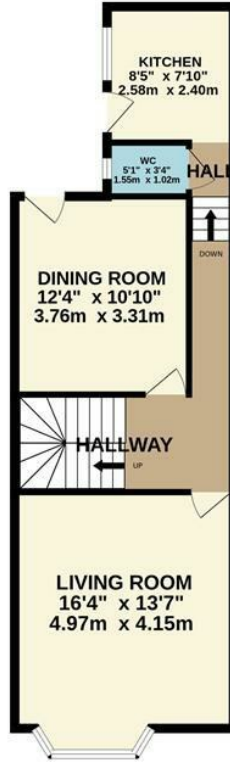
- Mixed-use investment opportunity currently generating £11,400pa.
- Ground floor commercial unit occupied by hairdresser and beautician, and upper floors occupied by long term residential tenant.
- Located in busy commercial area of Lowestoft, just a stone's throw from the main high street and train station.
- 7.6% yield at current asking price, with potential for future rent reviews.
- Asking price of £150,000 and available to view immediately.

£150,000

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1720 sq.ft. (159.8 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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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		