



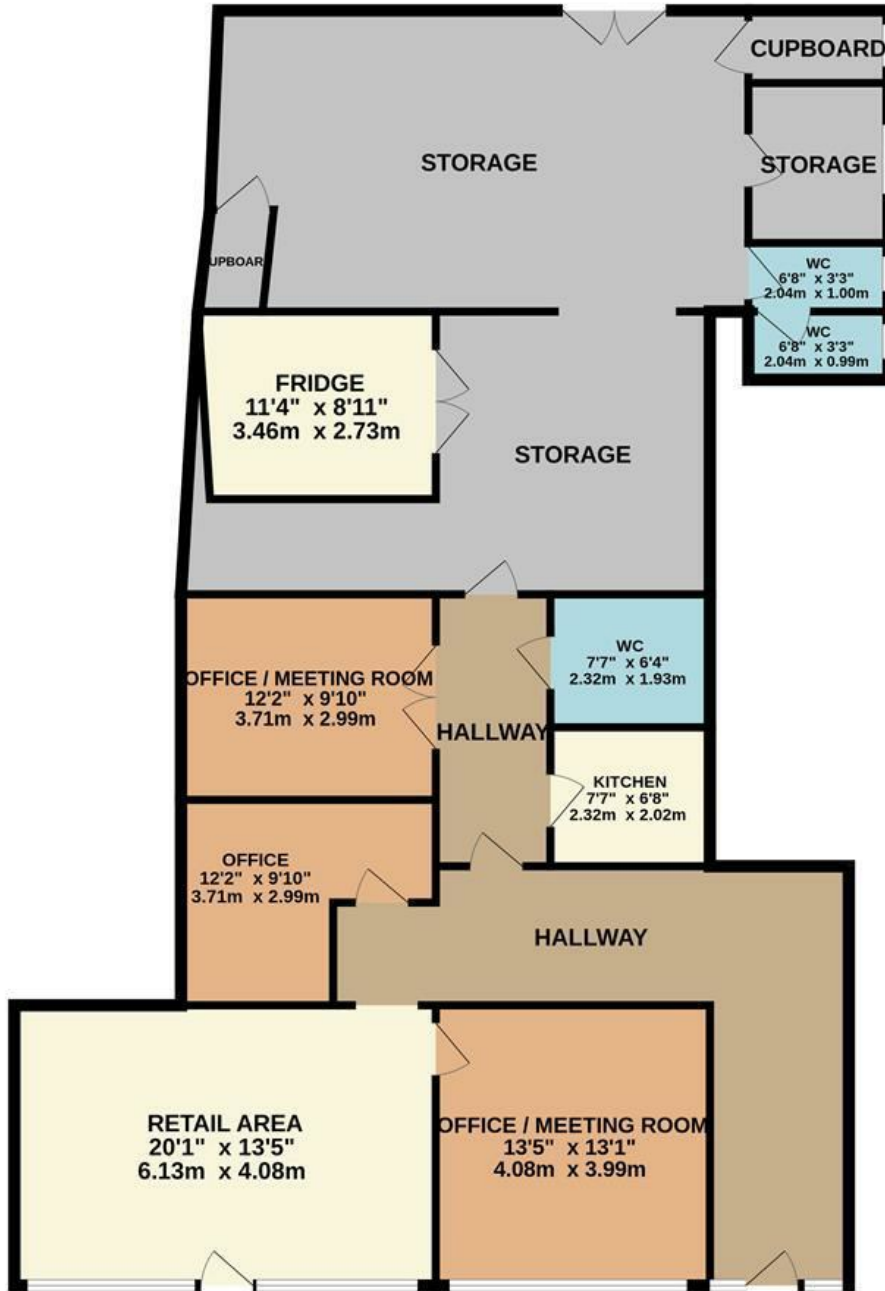
## 143 Oulton Road, Lowestoft, Suffolk, NR32 4QS

Spacious, double-fronted ground floor commercial unit, located in busy residential area with high footfall and passing traffic.

- Available to lease from November 2024.
- Spacious, double-fronted, ground floor commercial unit.
- Currently occupied by national chain of funeral directors.
- Benefits from high footfall, passing traffic and close proximity to other successful businesses.
- Off road parking for multiple vehicles.
- Asking price £20,000pa with long lease available.
- Circa 2117sq ft of floorspace.
- Available to view now.

**£20,000 Per Annum**

GROUND FLOOR  
1895 sq.ft. (176.0 sq.m.) approx.



TOTAL FLOOR AREA : 1895 sq.ft. (176.0 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.  
Made with Metropix ©2024

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