

Freehold Opportunity

£195,000 - £199,999

www.paulhubbardonline.com/commercial



12 BEACH ROAD

Spacious and well located mixed use property, including ground floor commercial unit and a 3 double-bedroom maisonette set across 2 floors.

Lowestoft, Suffolk.

☎ 01502 532 028

✉ jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Spacious and adaptable ground floor commercial unit in ideal central location.

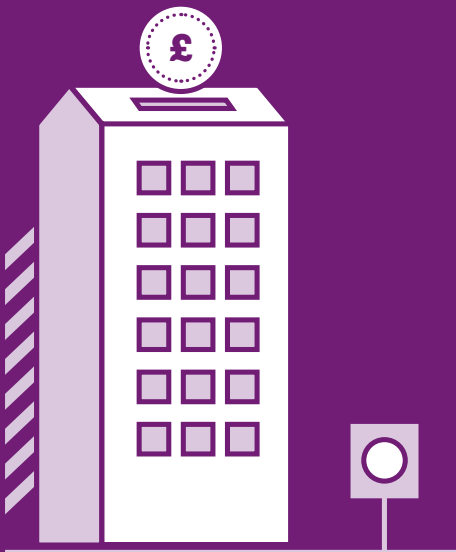


2. 3/4 bedroom self-contained maisonette set across 2 floors.

3. End-terraced, beautiful bay windows, period features throughout the property with space for a family or multiple tenants.

4. A stone's throw from Lowestoft train station, high street, bus station and a large range of local amenities.

5. Private parking space for around 4 vehicles to the rear of the property.



DESCRIPTION



A fantastic and unique opportunity has arisen to purchase a spacious, bright, mixed use commercial and residential unit in the sought-after location of Beach Road, Lowestoft.

With easy access to Lowestoft town centre, Lowestoft train station and bus station, this property is perfectly located for any business keen to have a central presence in town to capitalise on the footfall and traffic on a daily basis.

The unit is comprised of a ground floor commercial unit which is currently being used as a salon, as well as a self-contained maisonette set across 2 floors.

The ground floor unit includes a large retail area which is where the main salon is currently located. This is accessible via a separate door at the front of the property. Further back there is another treatment room, next to a WC and fully fitted kitchen. There is also a spacious cellar which is used for storage and is accessible via a hallway within the commercial unit.

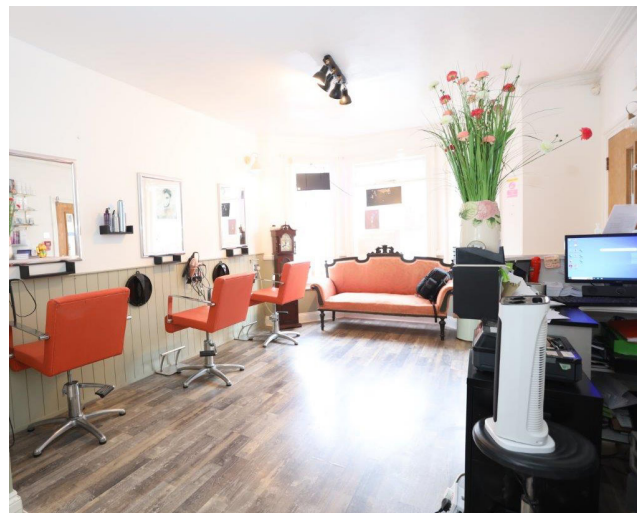
The maisonette is spacious and set across two floors. Upon entering the property, there is a staircase leading to the first floor which comprises of a large living room with bay windows, a large double bedroom, bathroom, WC and spacious fully fitted kitchen.

There is then another staircase leading to the second floor, which includes a large double bedroom and large living room, again with large bay windows looking out to the front of the property.

To the rear of the property is parking space for around 4 vehicles, as well as access to the ground floor kitchen.

This property would be perfect as an investment, residential conversion or an ideal home and work place for someone running their own business.

To arrange a viewing please contact Jack at Paul Hubbard Commercial on 01502 532028 or email jack@paulhubbardonline.com.







FLOORPLAN



TOTAL FLOOR AREA: 1667 sq.ft. (154.9 sq.m.) approx.

RATES

Business rates payable are

£0.00pa

The previous business has benefitted from small business rates relief, however we would encourage the new tenant to make enquiries with the local authorities to see if that applies to them.

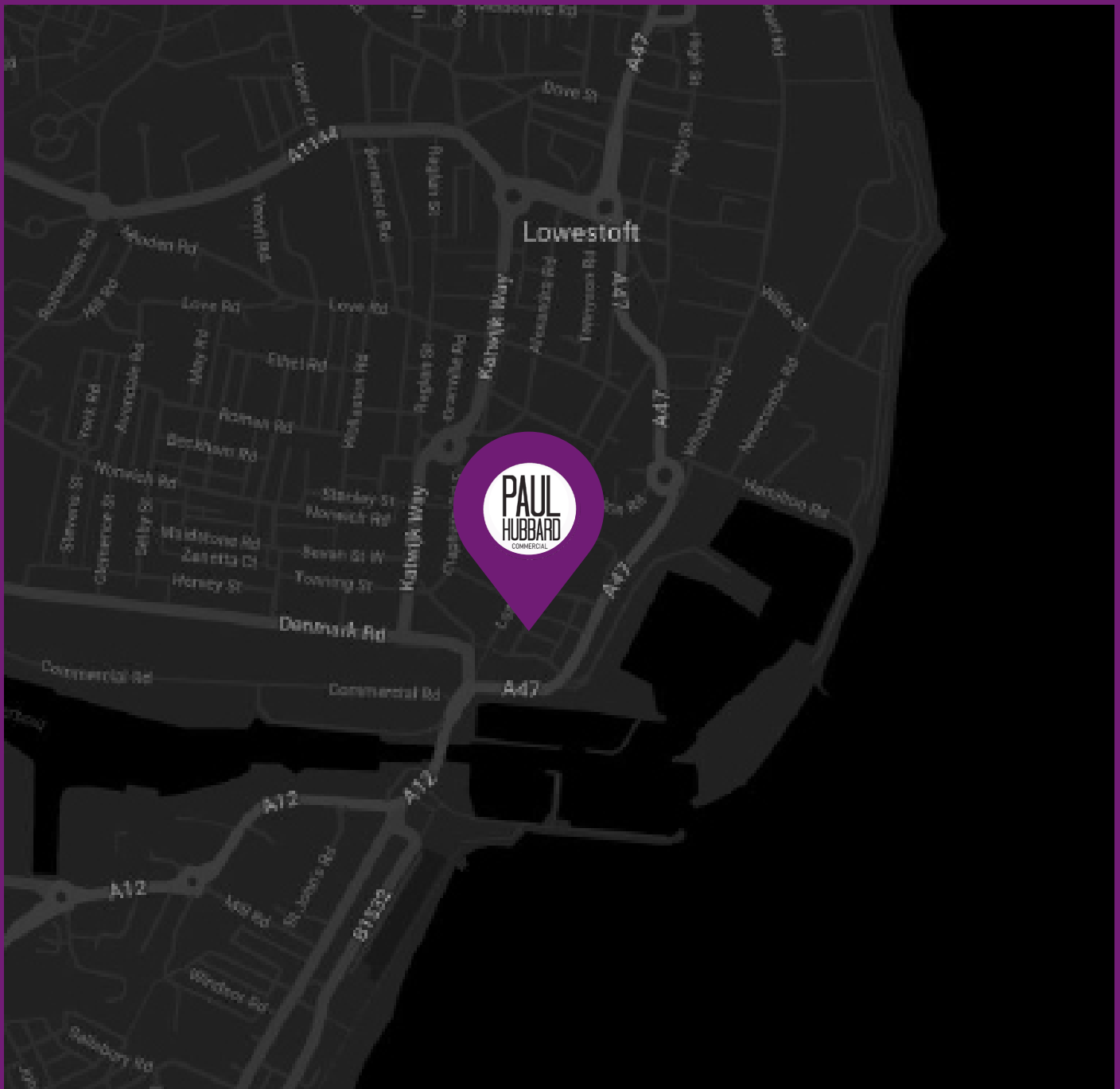


LOCATION



12 Beach Road
Lowestoft
Suffolk
NR32 1EA

This property is located in Lowestoft, an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, a Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.



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

