

Freehold Opportunity

£130,000


[www.paulhubbardonline.com/commercial](http://www.paulhubbardonline.com/commercial)



40 BRIDGE ROAD

Commercial investment property with two sitting tenants and one vacant unit, situated in sought after location of Oulton Broad.

Lowestoft, Suffolk.

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COMMERCIAL



# BUSINESS SUMMARY



- 1.** Commercial investment opportunity currently generating £8,080pa.
- 2.** Basement and ground floor currently tenanted, with first floor unit vacant and available to rent.
- 3.** Located on busy Bridge Road in Oulton Broad, benefitting from high footfall and passing traffic on weekdays and weekends.
- 4.** 5 private parking spaces to the rear of the property with separate access.
- 5.** Asking price of £130,000 and available to view immediately.

# DESCRIPTION



Paul Hubbard Commercial is pleased to present this unique commercial investment opportunity situated in Oulton Broad, Lowestoft.

Located on Bridge Road, a highly popular area in sought after Oulton Broad, this unit comprises of 3 separate commercial spaces, 2 of which are currently tenanted and 1 of which is vacant.

Set across 3 floors and benefitting from private parking to the rear for up to 5 vehicles, this spacious unit is currently generating a rental income of £8,080pa, with opportunities to increase this by renting out the vacant top floor.

The ground floor unit is home to a local insurance company which is generating £6,000pa. This includes the shop front which is a large, floor to ceiling window and separate entrance, an office with space for up to 4 people, a small kitchenette and access to shared WCs.

Accessible by either the front or rear entrance, the basement unit is currently occupied by a media company which generates £2,080pa. This unit includes a long and spacious office/storage space, with a separate kitchen area and access to shared WCs on the same floor.

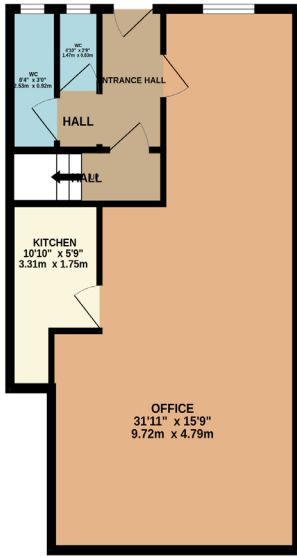
The first floor of the property was previously let to a successful barbers for £2,280pa, however there is scope to improve this figure should the new owner wish to rent this space out once again.

This property presents a number of options for an investor, whether that's continuing to benefit from the rental income or a possible conversion to residential subject to planning.

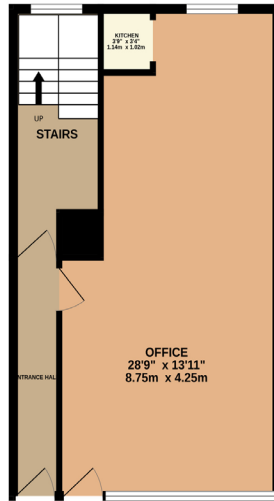


# FLOORPLAN

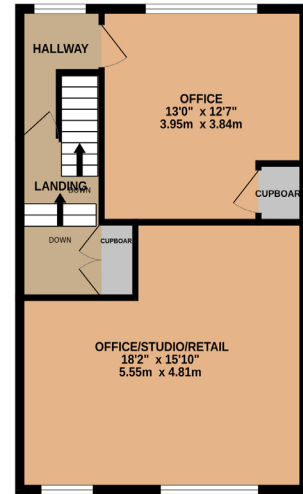
**BASEMENT**  
561 sq.ft. (52.1 sq.m.) approx.



**GROUND FLOOR**  
479 sq.ft. (44.5 sq.m.) approx.



**1ST FLOOR**  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.6 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: (1st April 2023 - present)

**TBC**

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

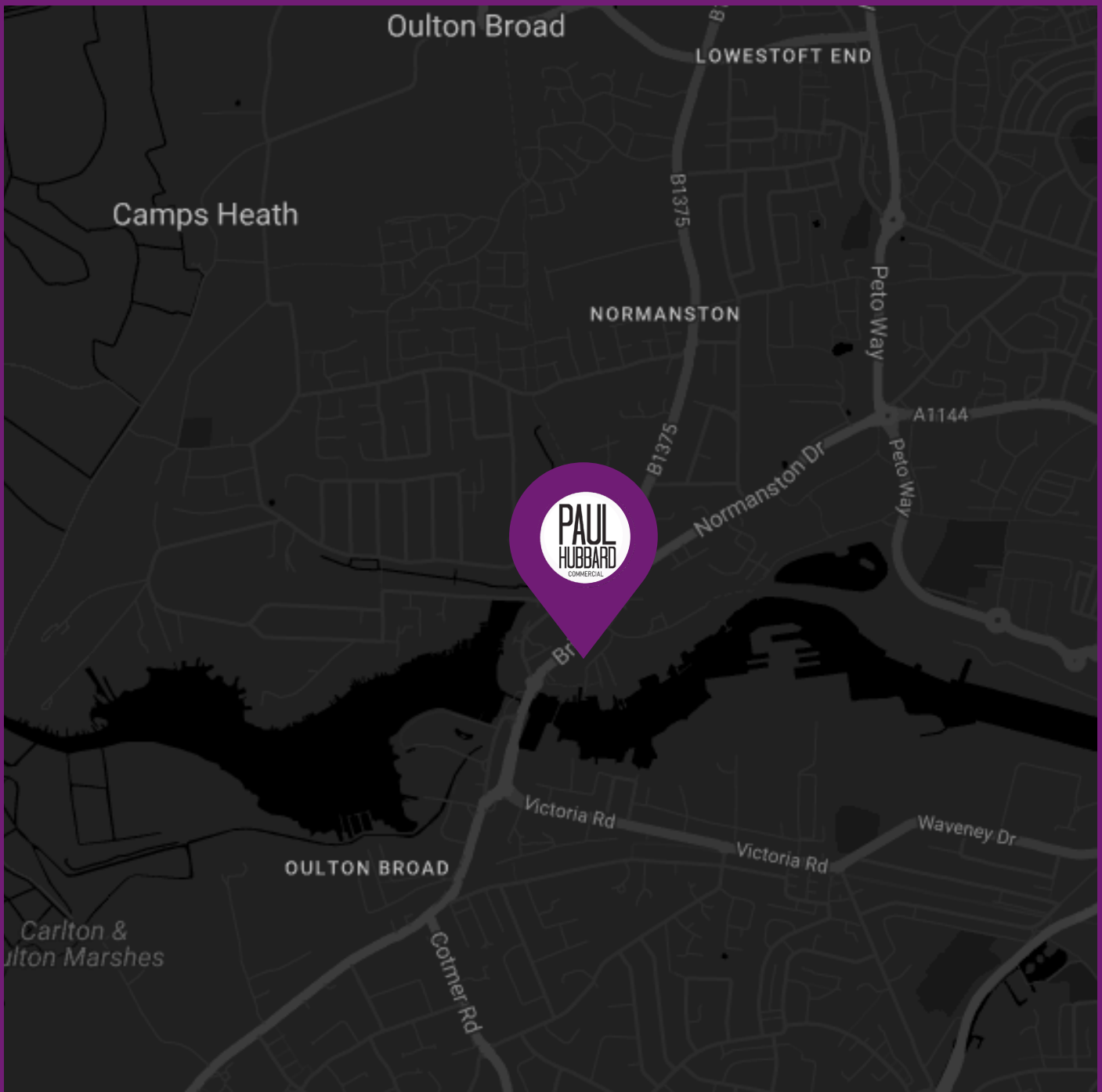


# LOCATION



**40 Bridge Road  
Oulton Broad  
Lowestoft  
NR32 3LR**

Nestled on the scenic coast of Suffolk, Lowestoft boasts a prime location with easy access to major urban centers, making it an ideal investment opportunity. Just a stone's throw away from the historic city of Norwich, renowned for its cultural charm and vibrant atmosphere, Lowestoft offers residents and businesses alike the perfect balance between coastal tranquility and urban convenience. Additionally, its proximity to Ipswich, a bustling town with a rich maritime heritage, further enhances its appeal. With excellent transportation links, including a direct rail connection to London, potential investors can capitalise on Lowestoft's strategic position as a gateway to both regional and international markets. Whether you seek a picturesque seaside retreat or a thriving business hub, Lowestoft presents an unparalleled opportunity for growth and prosperity.



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.

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## CONTACT



To arrange a viewing or for more information on the property please contact Kayleigh Thorp at Paul Hubbard Commercial Ltd

01502 532 028

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