

Freehold For Sale

Guide Price : Offers Over £375,000

Hamilton Road, Lowestoft, Suffolk NR32 1XF



Commercial Site

- For Sale -

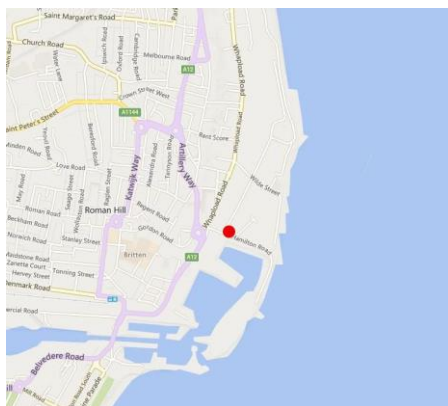
- Workshop / warehouse and yard
- Unit Size 2,406 sq ft (223.6 sq m)
- Forecourt yard
- 0.22 acre site
- Close to town centre and port
- Planning granted in 2021 for a car showroom

info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

Hamilton Road, Lowestoft, Suffolk NR32 1XF



Lowestoft

Lowestoft is England's most Easterly town and has an active port. Employment includes fabrication for the off shore industry, wind farms, CEFAS Laboratory and Birds Eye Factory. The south shore of Lake Lothing has in part undergone re-development with food stores, business parks, small industrial units and marina complexes. A third river/Lake crossing is currently under construction.

Lowestoft forms part of East Suffolk Council's administration area and has a population of about 60,000 with a summer increase with its involvement in the holiday industry. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the Norfolk Broads.

Lowestoft has a main railway station (Liverpool Street London, approx. 3 hours) and Norwich, approx. 36 minutes. The town is serviced by the A12 trunk road which connects to the A14 near Ipswich and gives access to Felixstowe. The A146 gives access to Beccles and Norwich and the A11 / A14 / M11 connect to London and the Midlands. The A47 runs 10 miles north to Great Yarmouth.

Location

The property is located between Lowestoft town centre and Lowestoft port. Hamilton Road connects to Whapload Road close to the roundabout intersection of Whapload Road, Battery Green Road (A47), Gordon Road and Old Nelson Street (A47). The immediate area is characterised by office, car dealership, trade counter and warehouse occupiers.

Immediate neighbouring occupiers:-
North - John Grose Ford & Kia dealership
South - East Coast Community Healthcare NHS
East - Scottish Power Renewables
West - Kwik Fit

Description

The property comprises a workshop / warehouse which measures 223 sq m (2,406 sq ft) and with forecourt yard with direct access from Hamilton Road. the site measures approximately 0.22 acre (subject to measured survey).

Accommodation

Workshop / warehouse	2,406 sq. ft	223.6 sq. m
Forecourt yard	5,542 sq. ft	515.0 sq. m

Services

No services are connected to the property.

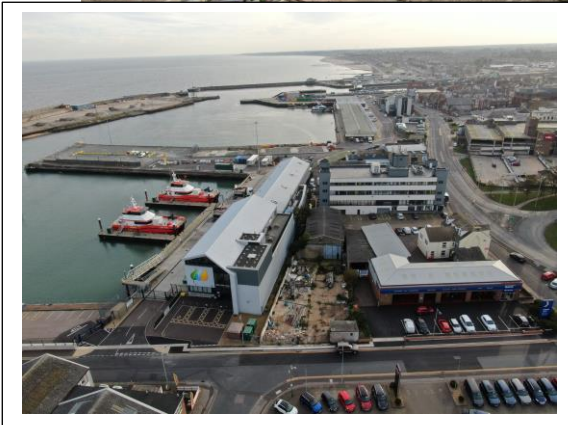
Possession

Vacant possession upon completion.

Flood Defences



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Planning

Planning consent was granted on 2nd November 2021 (Ref: DC/21/3621/FUL) for the “Demolition of Northern Building. Retention of Workshop to South. Erection of Car Sales Building Layout and access”.

Tenure

Freehold.

Terms

The freehold interest is offer for sale at a guide price of offers over £375,000 subject to contract.

Business Rates

Awaiting re-assessment.

EPC

We understand that this property is exempt in its current condition.

VAT

We understand that VAT will not be applicable to the purchase price.

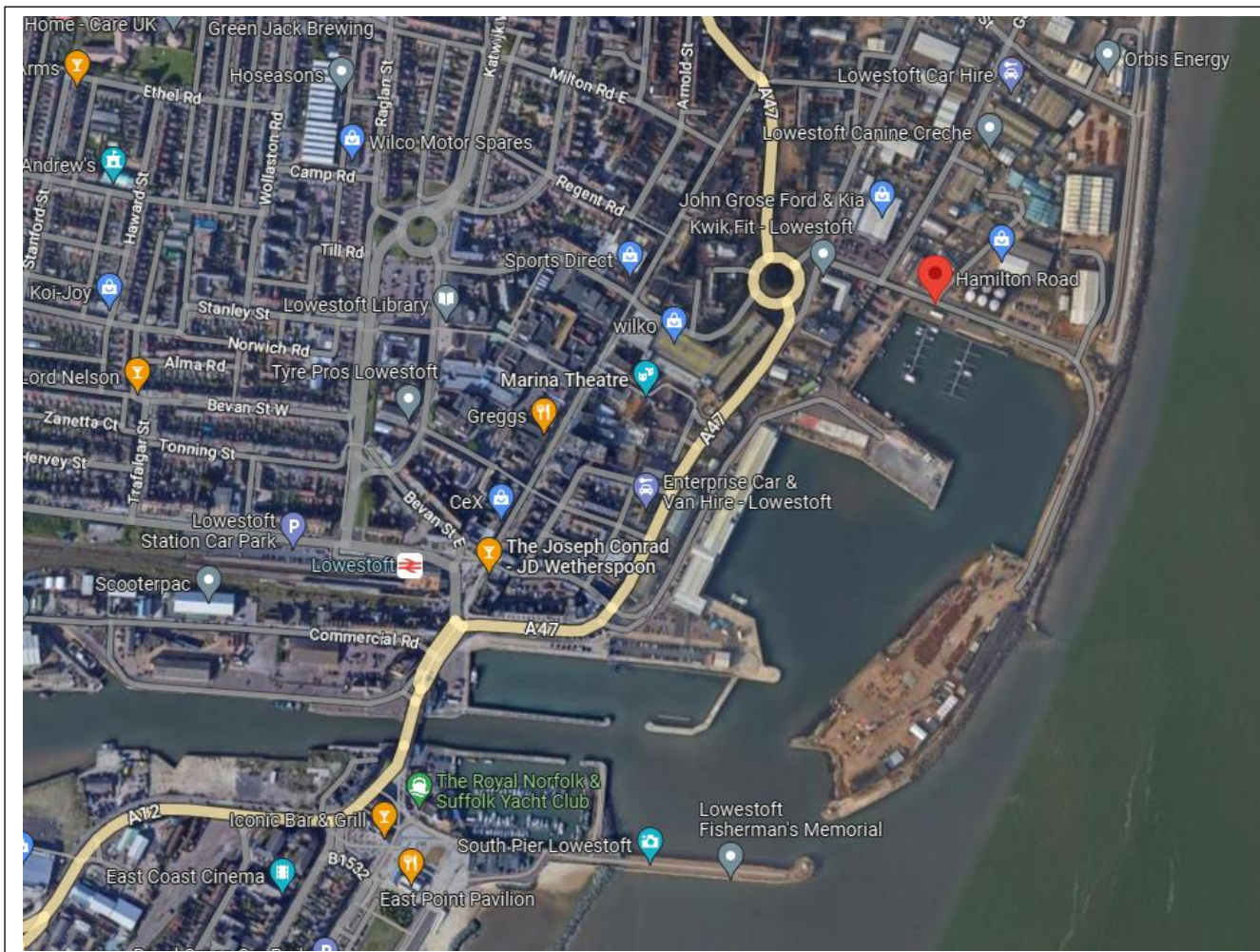
Legal Costs

Both parties will be responsible for their own legal costs.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective buyer will be required to provide proof of identity, address and funds to the selling agents prior to purchase.

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Agent Details

For further details please contact:

Mike Younger

01493 853853

Mike.younger@eastcommercial.co.uk

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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