

FREEHOLD FOR SALE
Guide Price : £200,000

New Lease Available:
£16,000 per annum

East
COMMERCIAL
Chartered Surveyors

Town Centre Shop - For Sale or To Let



105A
LONDON ROAD NORTH
LOWESTOFT
SUFFOLK NR32 1LX

- Retail shop 77.6 m² (835 sq ft)
- Ancillary staff room 5.7m² (62 sq ft)
- Prominent shop front
- Prime town centre location
- Close to Tesco Express, Peacocks, Wilkinsons and M & S
- Two rear car parking spaces



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First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

Location

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. The 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.

Well located in Lowestoft town centre close to Peacocks, Wilkinson's, Vision Express, Marks & Spencer, New Look, Waterstones, Starbucks, Specsavers, Holland & Barrett, Sports Direct & The Post Office. A new Tesco Express now occupies the adjacent No. 105.

Description

Well proportioned prime located shop premises incorporating front sales and ancillary staff facilities. Well appointed sales area with suspended ceiling incorporating lighting and air conditioning. The units would suit a variety of retail uses. To the rear is a surfaced car parking area for two cars.

Accommodation

Retail shop area	835 sq. ft	77.6 sq. m
Ancillary staff area	62 sq. ft	5.7 sq. m
Total	897 Sq. Ft	83.3 Sq. M

Tenure

Freehold or new lease on Tenant's full repairing and insuring terms.

Terms

The Freehold is for sale at a guide price of £200,000 or a new Lease at a Rental of £16,000 pa exclusive.

Possession

Vacant possession upon completion of a sale or a new lease.



Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "D" (Rating 97). The Certificate and Recommendation Report are available upon request.

Services

Mains water, electricity and drainage are connected to the property.

Planning/Use

E - Retail.

Possible alternative uses include restaurant / cafe (subject to necessary planning consents).

Rating Assessment

Rateable Value	£11,250
Rates Payable	£5,333.06

Contact East Suffolk Business Rates Department for information regarding business rates relief which may be applicable to certain occupiers of this unit.

VAT

VAT will not be applicable to the rent or the sale.

Legal Costs

Both parties will be responsible for their own legal costs.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
Hamish Duncan BLE (Hons) - Agency Director
Mike Younger FRICS - Director
Sharon Bray, Laura Driver – Administration
Sonny Ling – Assistant Surveyor
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.

105A London Road North, Lowestoft,
Suffolk NR32 1LX

100% Prime location

