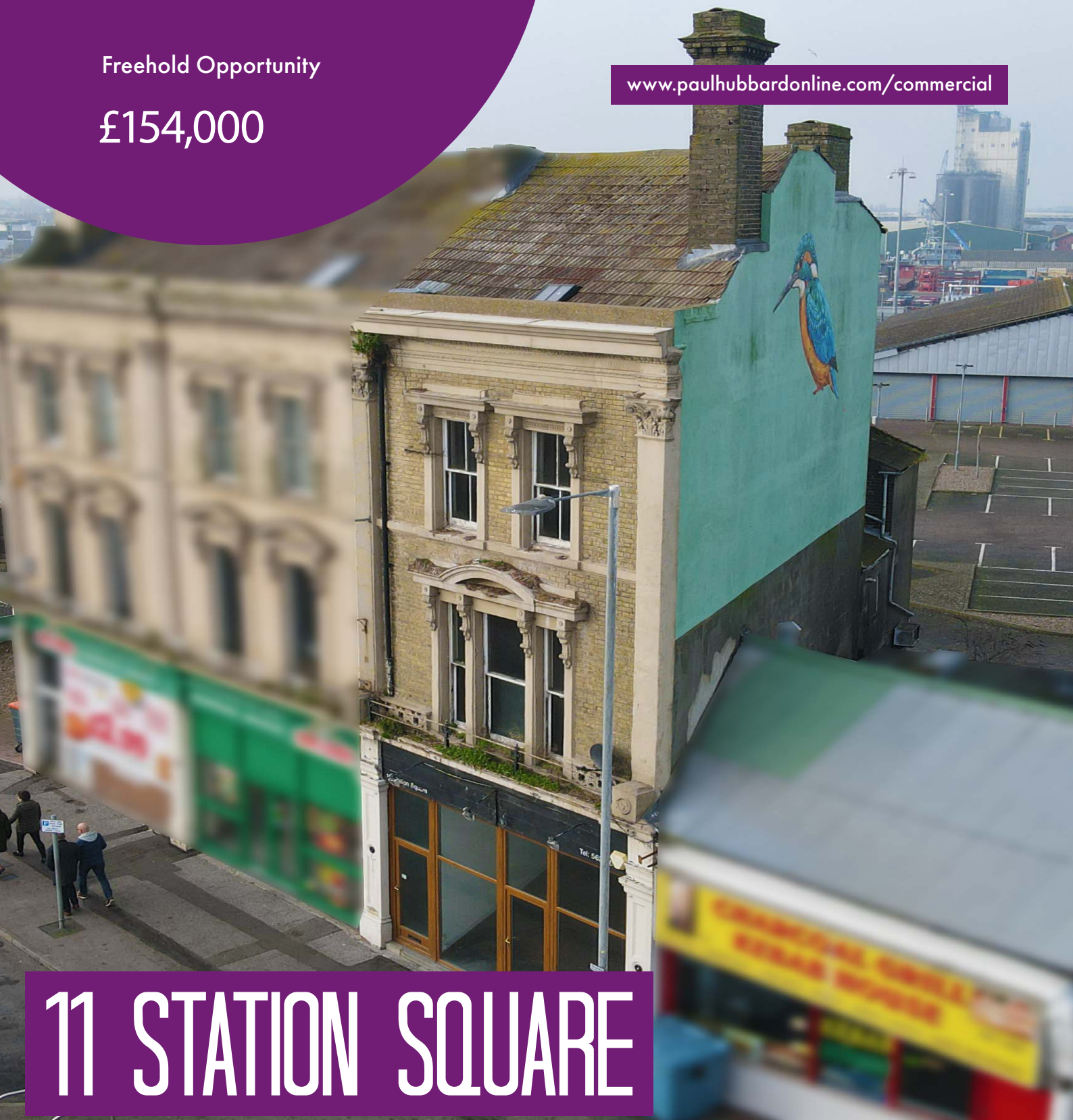


Freehold Opportunity

£154,000

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



# 11 STATION SQUARE

Spacious, 4 storey mixed-use property in Lowestoft town centre with huge potential for conversion and refurbishment.

Lowestoft, Suffolk.

☎ 01502 532 028

✉ [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)





# PROPERTY SUMMARY



**1.** Approximately 3500sq ft of floorspace across 5 floors (including basement)

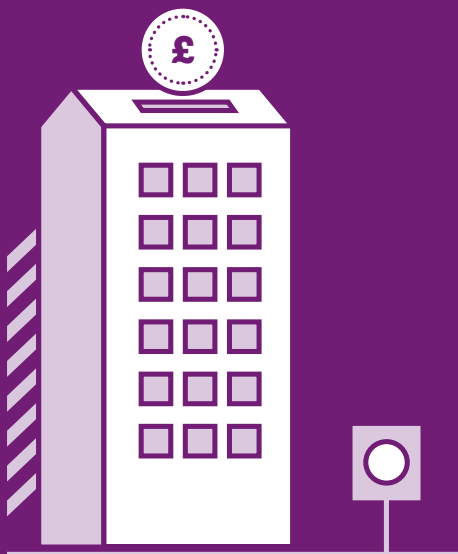


**2.** Mixed used property, former hairdressers occupying ground floor and basement with separate access to spacious maisonette on upper floors.

**3.** Huge potential for refurbishment and conversion to multiple residential units on upper floors.

**4.** Fantastic town centre location, just a stone's throw from the train station and just off the main high street.

**5.** Large shop frontage looking out to one of the busiest roads in Lowestoft, perfect for any business looking to maximise footfall and passing traffic.





# DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market a project with huge potential, situated in Lowestoft town centre.

Located in a prime position on Station Square, just a stone's throw from the train station and the main high street, this spacious property is ideal for those looking for a refurbishment project.

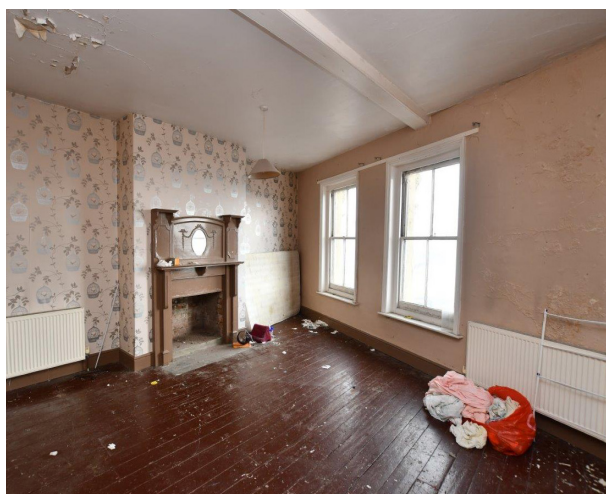
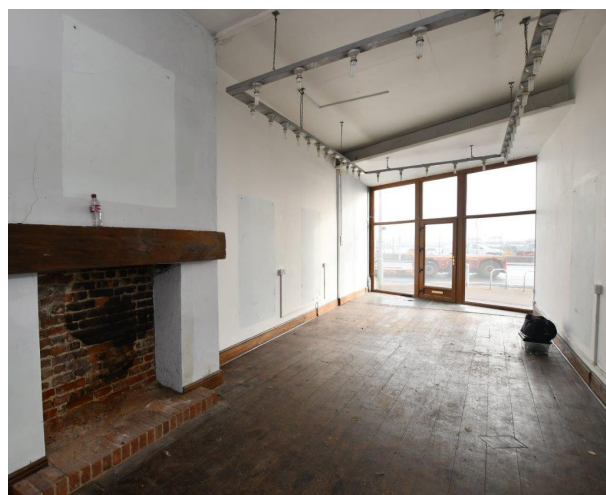
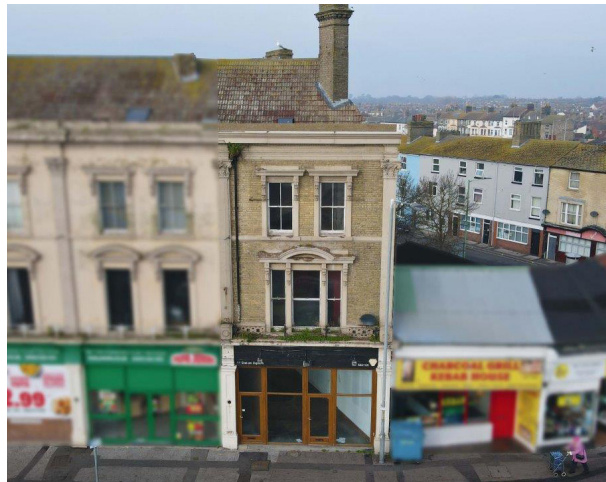
The ground floor and basement have been used as a hairdressers for a number of years, benefitting hugely from the high footfall and passing traffic. This would suit a range of different businesses or could be rented out as an investment.

The residential element of the property has separate access and is incredibly spacious, set across 3 floors with potential for a number of smaller flats or apartments.

In it's current layout there is potential for 3/4 bedrooms, however the space allows the ability for the new owner to change things around and maximise the space to suit their own requirements.

There are stunning views from the upper floors looking out onto Lowestoft Harbour, and with a bit of TLC could provide stunning accommodation for those looking to live in the heart of the town, with easy access to a range of local amenities, a short walk to the beach and fantastic transport links.

For more information or to arrange a viewing, please contact Jack on 01502 532 028 or email [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com).





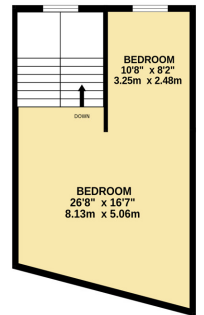
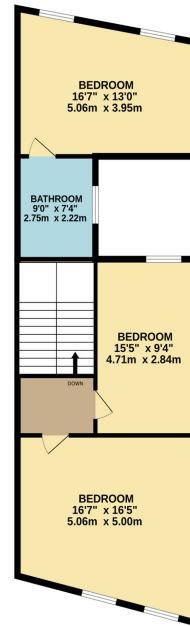
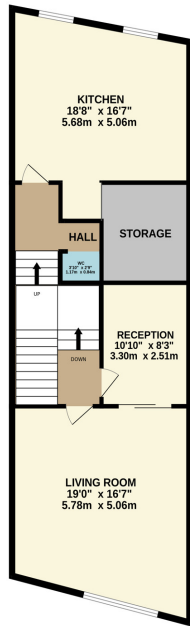
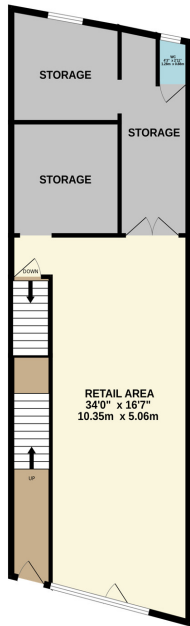
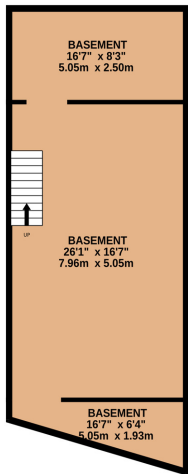
BASEMENT  
635 sq.ft. (59.0 sq.m.) approx.

GROUND FLOOR  
836 sq.ft. (77.7 sq.m.) approx.

1ST FLOOR  
836 sq.ft. (77.7 sq.m.) approx.

2ND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.

3RD FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 3469 sq.ft. (322.2 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:

**£3,300**

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



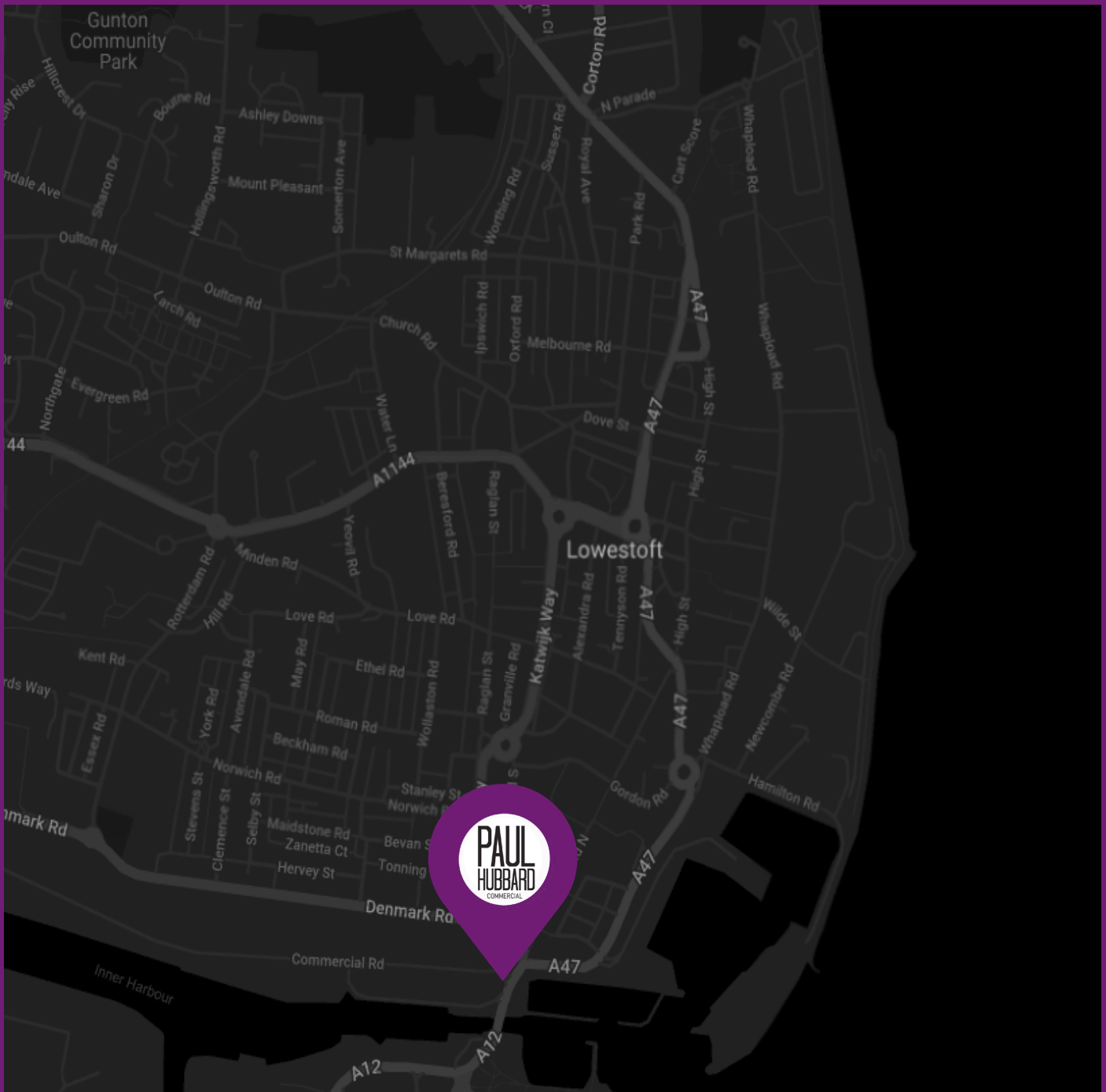
# LOCATION



## 11 Station Square Lowestoft Suffolk NR32 1BA

Lowestoft, located on the picturesque Suffolk coast of England, is a charming coastal town renowned for its rich maritime heritage and stunning natural beauty. With its golden sandy beaches stretching along the North Sea, Lowestoft offers a tranquil seaside escape and a bustling fishing industry.

The town's historic centre features a blend of Victorian and Edwardian architecture, including the iconic Claremont Pier. Lowestoft also boasts cultural attractions such as the Royal Naval Patrol Service Museum, showcasing its vital role during World War II, and the vibrant annual Maritime Festival celebrating its nautical roots.





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**

