




Residential, Nelsons Wharf Victoria Road, Oulton Broad, Lowestoft, NR33 9LP

Paul Hubbard Commercial is pleased to present an exceptional commercial opportunity within Nelson's Wharf in Oulton Broad. This offering comprises a set of five garages, currently leased for long-term storage purposes, each generating a robust monthly income of £50 PCM. Positioned in a tranquil industrial area, these garages are strategically located for maximum appeal to investors seeking a lucrative venture in the commercial real estate market.

- 5 Brick built garages
- Quiet and secluded location in Nelson's Wharf, Oulton Broad
- Currently let as storage at £50 PCM each
- Asking price of £75,000
- Freehold for sale

£75,000

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |