

Freehold Opportunity

£325,000



THE SEA CHEF, CARLTON COLVILLE

Long established, popular and well-located Fish and Chip Shop with private, 2-bedroom owner's accommodation, and planning permission in place for an additional dwelling.

Lowestoft, Suffolk.

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✉ jack@paulhubbardonline.com





PROPERTY SUMMARY



1. Well-established and popular Fish and Chip Shop, the oldest in Lowestoft having opened in 1938, located in a busy residential area with little competition.

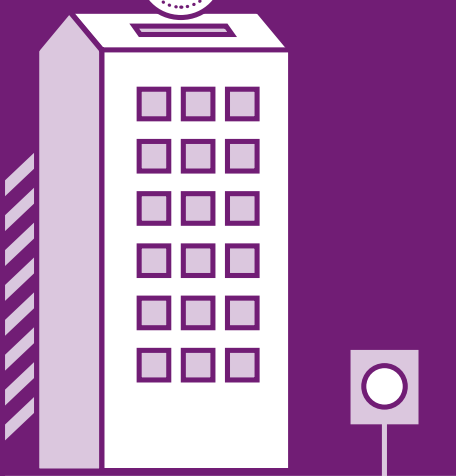


2. Mixed use property with ground floor commercial unit, adjoining 2 bedroom accommodation, a spacious rear garden and space for development.

3. Planning permission in place to develop an additional dwelling (detached bungalow) at the rear of the land, replacing existing garage units. All planning documents available online or on request.

4. Easily converted fully back to residential, or continue with existing A3 planning permission.

5. Fantastic opportunity to run and grow a successful local business in a sought after area on Suffolk's east coast.



DESCRIPTION



Paul Hubbard Commercial is delighted to present an exciting mixed-use property, including a popular Fish and Chip shop, two-bedroom house and planning permission for an additional dwelling.

The property sits prominently on the corner of Shaw Avenue and Lowestoft Road in Carlton Colville, a busy residential area with regular passing traffic, public transport nearby and regular foot fall all year around.

The Fish and Chip Shop is one of the longest serving and well established in the area, having originally opened it's doors in 1938, continuing to serve customers up until 2024.

This presents a fantastic opportunity to take on a well known and highly popular local business and take it to the next level, with increased opening hours, deliveries, online ordering and an increased marketing presence, the possibilities are endless.

As well as the commercial unit, the property includes a spacious 2-bedroom home with a spacious rear garden. This is completely separate from the Fish and Chip Shop, so it could be rented out separately or used by the new owners of the business.

The ground floor includes a modern kitchen, downstairs shower room, living area and conservatory dining area.

The first floor includes 2 spacious double bedrooms and a large bathroom, which features a stunning spa bath to help the owners relax at the end of a hard day's work.

Planning permission has also been granted for the development of a one-bedroom bungalow at the rear of the property, replacing the existing garages/outbuildings. This could be developed and used by a friend or family member, or alternatively could be sold off separately once completed.

All plans and associated documents relating to the proposed new dwelling are available on the East Suffolk Planning Portal, reference: DC/22/0924/FUL.

A full handover and training will be provided by the current owner if required.



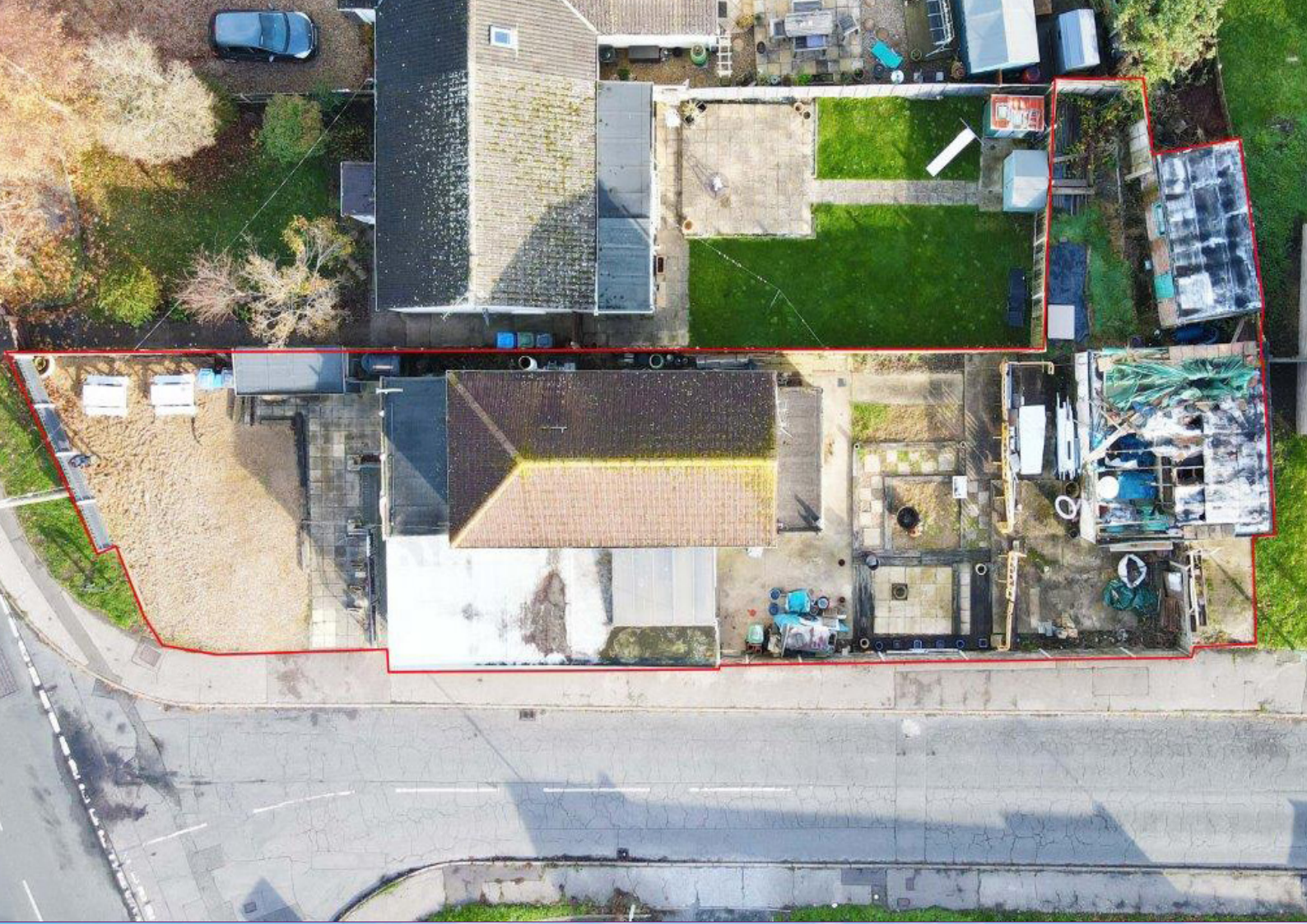






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The Sea Chef, 8, Lowestoft Road, Carlton Colville, Lowestoft, Suffolk, NR33 8JD



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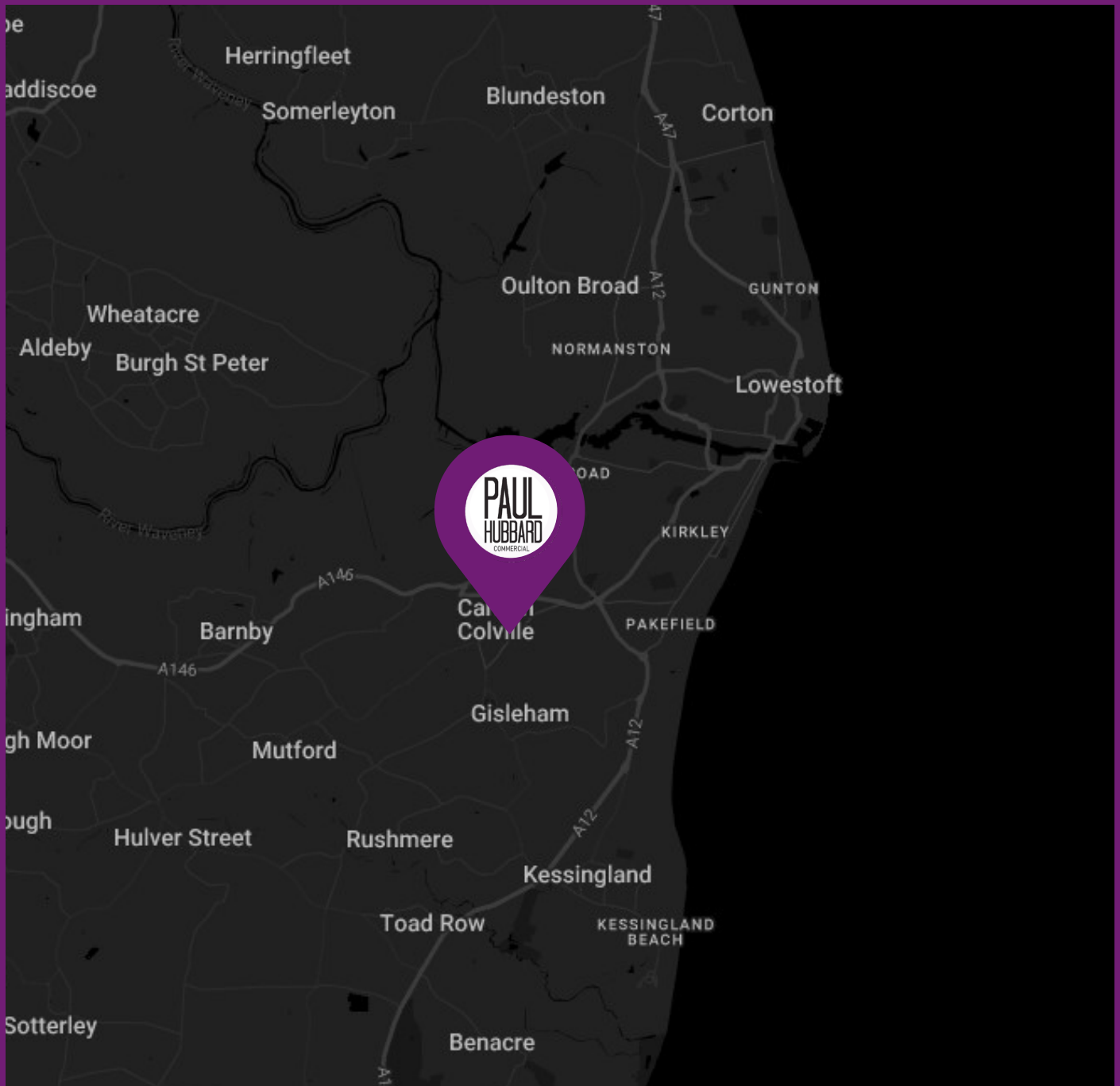
The Sea Chef, 8, Lowestoft Road, Carlton Colville, Lowestoft, Suffolk, NR33 8JD

LOCATION



The Sea Chef
8 Lowestoft Road
Carlton Colville
Lowestoft
Suffolk
NR32 8JD

Carlton Colville, located just to the south of Lowestoft, is a thriving and rapidly growing area that offers significant business opportunities in a vibrant, residential community. With a large and expanding population, it presents an ideal location for businesses looking to tap into a diverse customer base. The area's excellent transport links ensure ease of access to Lowestoft and beyond, while its proximity to the stunning Suffolk coast offers a desirable setting for both residents and businesses. Carlton Colville's blend of residential growth, commercial potential, and coastal appeal makes it a prime area for investment and development.



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.

CONTACT



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

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jack@paulhubbardonline.com

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