



Aldreds
Estate Agents

Aimee-Lou Hair And Beauty Regent Road

Lowestoft, NR32 1PA

Offers Over £150,000



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Aimee-Lou Hair And

Lowestoft, NR32 1PA

Aldreds are delighted to present this substantial double bay-fronted property, ideally situated in a highly sought-after central Lowestoft location. Currently operating as a successful hair and beauty salon, the property offers exceptional flexibility and exciting potential for conversion into a four-bedroom family home, HMO, or two self-contained flats, subject to the necessary planning permissions and change of use. This impressive building has been maintained to an excellent standard throughout. The spacious and versatile accommodation comprises an entrance porch leading into a large open-plan salon area, inner hallway, ground floor W.C., rear storage/breakfast room, and a kitchen area with two walk-in cupboards. To the first floor, a split-level galleried landing provides access to four separate rooms and a further first-floor W.C. Whether you are a developer seeking a promising project or an investor looking to retain and enhance its commercial use, this property represents a superb opportunity. Offered at a realistic asking price, early viewing is strongly advised to fully appreciate the size, condition, and potential of this well-maintained property.

Entrance Porch

Tiled flooring, entrance door.

Main Salon Area/Room 1

17'3" x 27'11" (5.27 x 8.53)

Stripped timber flooring, two feature brick fireplaces, double aspect windows including a uPVC walk-in bay window, power points, wall mounted heaters.

Inner Hallway

Galleried staircase leading to first floor, radiator, power points, understairs storage cupboard.

WC

Tile effect vinyl flooring, low level WC, wall mounted sink, uPVC window.

Room 2

8'11" x 10'6" (2.74 x 3.21)

Stripped floorboards, uPVC window, full length storage cupboard, stainless steel sink, power points, two storage cupboards.

Kitchen Area/Room 3

8'1" x 10'10" (2.47 x 3.31)

uPVC window, uPVC door leading out to rear garden/parking area, fitted kitchen base units, stainless steel sink, recess for white goods, two walk-in storage cupboards.

Split Level Galleried Landing

Fitted carpet, radiator, loft access leading to insulated loft space.

First Floor Room 1

17'0" x 15'0" (5.2 x 4.58)

Tiled flooring, original cast iron fireplace, uPVC bay window, radiator, power points, a range of fitted base units, stainless steel sink.





First Floor Room 2

12'7" x 10'10" (3.84 x 3.32)

Tiled flooring, original cast iron fireplace, uPVC window, ceramic sink, fitted base units, full length storage cupboard.

First Floor Room 3

7'9" x 9'8" (2.38 x 2.95)

Tiled flooring, uPVC window, wall mounted sink, cast iron fireplace, radiator, two full length storage cupboards.

First Floor Room 4

8'4" x 10'6" (2.55 x 3.22)

Tiled flooring, uPVC window, original cast iron fireplace, ceramic sink, power points, radiator.

Outside

To the front of the property there is an enclosed front garden with footpath leading to front door. To the rear there is an open plan rear garden which provides off road parking for up to two vehicles.

Further Information

The vendor has informed us that all rain goods have been recently replaced including Upvc trims and fascias, windows recently replaced, front loft is partially boarded and insulated with a pull down loft ladder. The lead water pipe in to the property has been replaced. Plumbing pipework has been replaced along with central heating, immersion backup with separate heating controls upstairs and downstairs. Downstairs ceilings have been double pink boarded, all external walls have been internally insulated. The wiring has been partially updated including wired in smoke alarms. An asbestos report is available.

The Opportunity

The property could be used as is for a commercial shop or office. Subject to change of use there could be a good opportunity to create a beautiful family home or HMO use subject to planning.

Services And Tenure

Freehold

LPG Gas Central Heating

Mains Drains Water And Electric

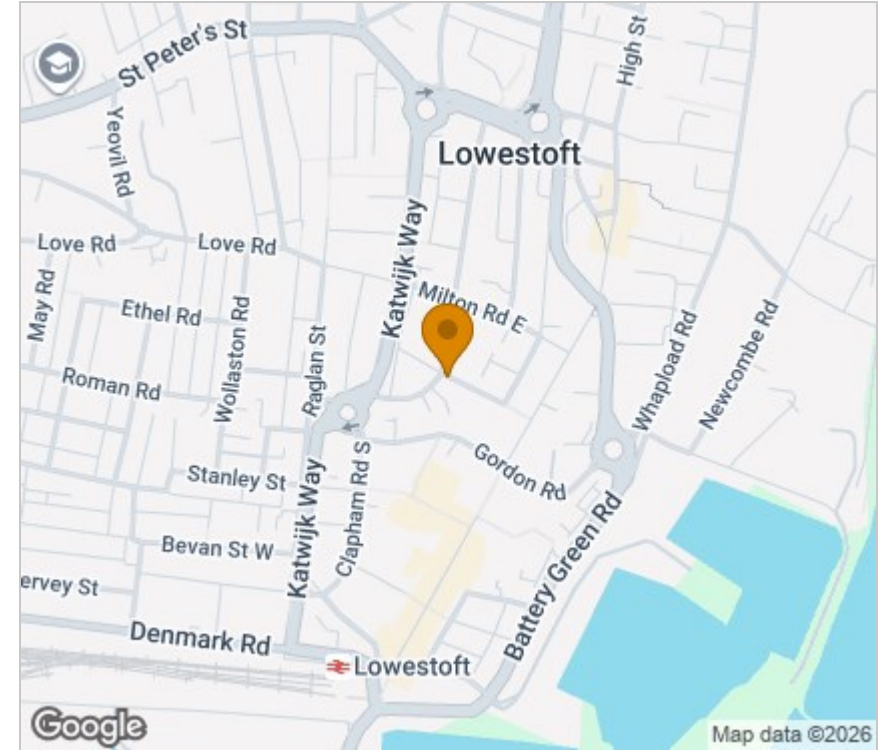
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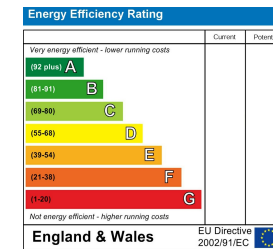
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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