



119 Bevan Street East

Lowestoft | Suffolk | NR32 2AG

Annual Rental

£40,000

- **Versatile Layout:** Adaptable for retail, office, educational or service-based use
- **Prime Location:** Prominent town centre location with excellent visibility and footfall
- **Convenient Setting:** A short walk from excellent town centre transport links and award winning beaches
- **Ready for immediate occupation:** with flexible lease terms available to suit occupier requirements
- **Parking:** Large gated rear car park providing secure parking and loading access
- **Incredibly spacious open-plan sales area:** Opportunity for a variety of businesses to establish a local base





Square Meterage: Approx 487m² | Rateable Value: £17,750 | EPC Rating: E

An excellent opportunity to lease a highly versatile commercial property situated in the very heart of Lowestoft's busy town centre. Offering exceptional flexibility, this substantial premises is suitable for a wide range of retail, office, or service-based uses, making it an ideal choice for businesses seeking a prominent and accessible location in this thriving coastal town.

Perfectly positioned in a prime central setting, the property benefits from excellent visibility and steady pedestrian flow, supported by nearby retailers, cafés, and local amenities. It is also within walking distance of key public transport links, providing easy connectivity across the region and strong accessibility for both staff and customers.

The property is ready for immediate occupation and offers a bright, sizable, adaptable layout that can be configured to suit a variety of business needs. Whether you require open-plan trading space, a client-facing office, or a base for professional services, this property provides the ideal foundation for your business operations.

A particular advantage is the large gated car park located to the rear, offering secure and convenient parking or loading access—an increasingly rare feature in such a central position. The property's visibility, accessibility, and practicality combine to make it a standout opportunity within Lowestoft's commercial landscape.

Key Features

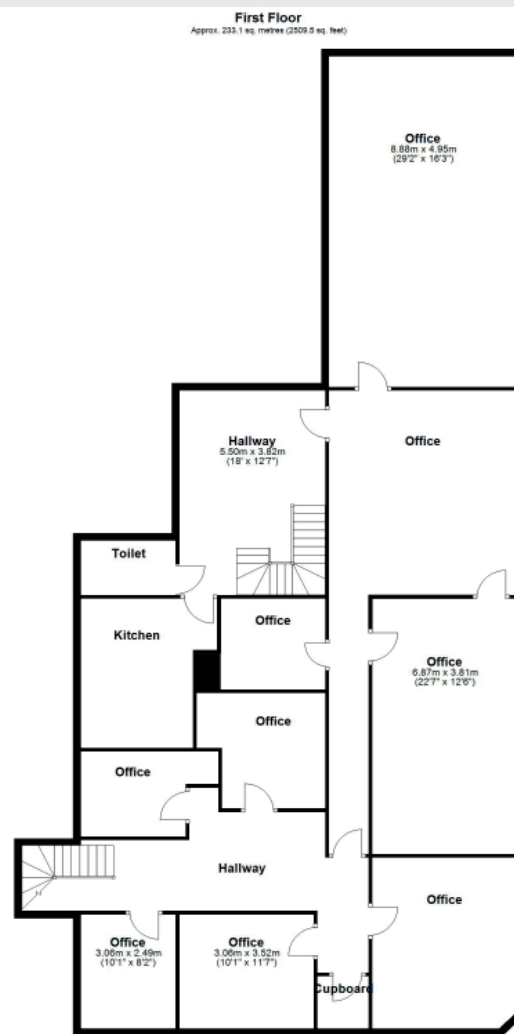
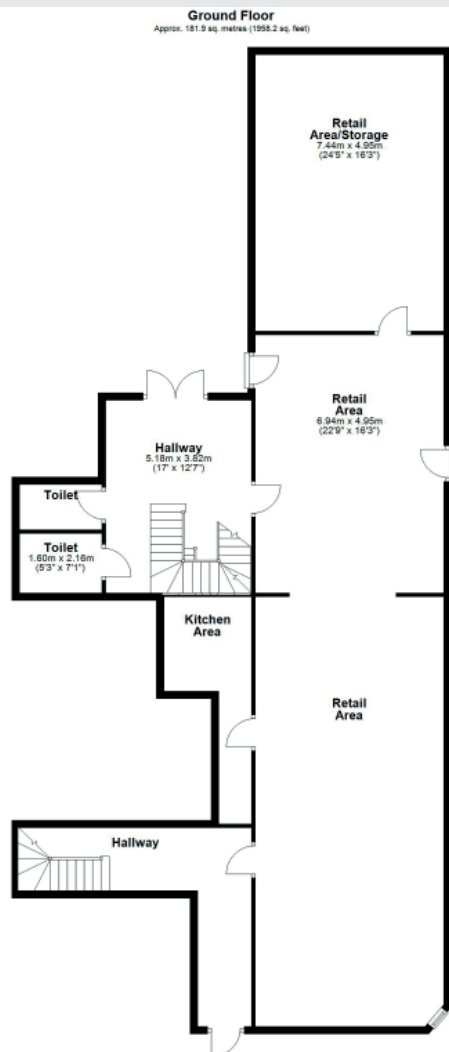
- Highly versatile layout suitable for residential, commercial, or retail use.
- Prime position in the heart of Lowestoft's town centre.
- Excellent transport links within easy walking distance.
- Close to award-winning beaches, boosting lifestyle and visitor appeal.
- Ready for immediate use or redevelopment to suit a buyer's vision.
- Large gated car park to the rear — a rare town centre advantage.
- Approved planning permission for four residential flats and three commercial units.
- Strong investment potential with excellent yield opportunities.
- Scope to create a mixed-use development in a growing coastal town.
- Rare chance to acquire a centrally located property with flexibility and character.

If you wish to view this property or require any further information please contact us on 01502 446000



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Floor Plans



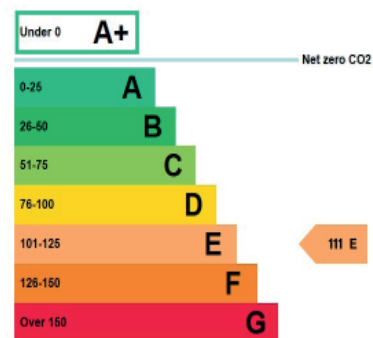
Additional Information

- Annual Rental: £20,000
- Heaps of Potential for new and existing businesses
- Proximity to town centre, transport links and award-winning beaches
- Includes a sizable, private car park - a rare find in such a central location
- Located in the heart of Lowestoft's town centre

Energy Efficiency Rating

Energy rating and score

This property's energy rating is E.



Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.

Steel & Co
COMMERCIAL PROPERTY SERVICES

92 High Street Lowestoft
Suffolk NR32 1XW

T 01502 446000

E info@steelandco.co.uk

www.steelandco.co.uk