



## 37 St Peters Street

Lowestoft | Suffolk | NR32 1QA

Monthly Rental

**£600**

- Approx. 70.6 sq. metres (760 sq. ft.) of accommodation
- Spacious front retail/seating area
- Suitable for a variety of business uses (STP)
- Two separate ancillary/storage rooms
- WC and Shower Room
- Generous rear store/staff room
- Fitted kitchen facilities
- Versatile ground floor commercial premises





**Square Meterage: Approx 106m<sup>2</sup> | Rateable Value: £2,700 | EPC Rating: D**

An excellent opportunity to acquire or lease a versatile ground floor commercial premises extending to approximately 70.6 sq. metres (760 sq. ft.). The property offers flexible accommodation suitable for a variety of uses including retail, café, office, studio, wellness, or other service-based businesses, subject to the necessary consents.

The premises is arranged around a spacious front retail/seating area measuring approximately 4.25m x 4.28m, creating an inviting customer-facing environment with excellent potential for displays, seating, reception, or client interaction. The layout provides a practical balance between public and operational space, making it well suited to both independent operators and established businesses alike.

To the rear of the property, there are two useful ancillary rooms which could be utilised for storage, treatment rooms, offices, preparation areas, or additional workspace depending on business requirements. A substantial store/staff room further enhances the functionality of the unit, offering generous back-of-house accommodation.

## Key Features

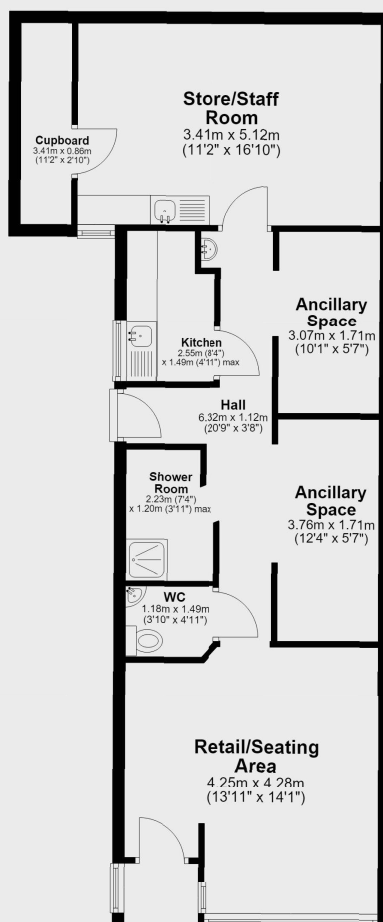
- Flexible internal layout
- Excellent balance of customer-facing and operational space
- Ideal for retail, office, café, studio or wellness use
- Additional internal storage cupboard
- Practical back-of-house accommodation
- Viewing highly recommended
- Dedicated shower room
- Separate WC facilities

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

# Floor Plans

## Ground Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



Total area: approx. 70.6 sq. metres (760.1 sq. feet)

## Additional Information

- **Rent:** £7,200 Per annum
- **Use Class E**
- **New Lease available - Flexible Terms**

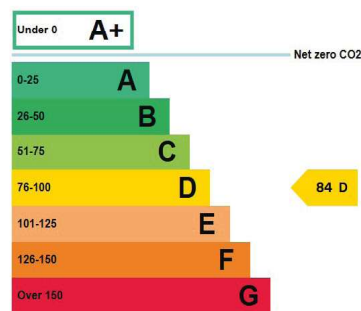
## Applicable Fees

- Administration Fee: £360 (inc VAT)
- Compliance & ID Verification Charge: £30 (payable to our 3rd Party HIPLA)
- Deposit (Typically ranging from 1-3 months rent)
- 1 months rent upfront
- Lease fee - £675 + VAT (only payable if Steel & Co are instructed to prepare the lease)

## Energy Efficiency Rating

### Energy rating and score

This property's energy rating is D.



## 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](http://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 are 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](mailto:info@steelandco.co.uk)

[www.steelandco.co.uk](http://www.steelandco.co.uk)