



151-152 High Street

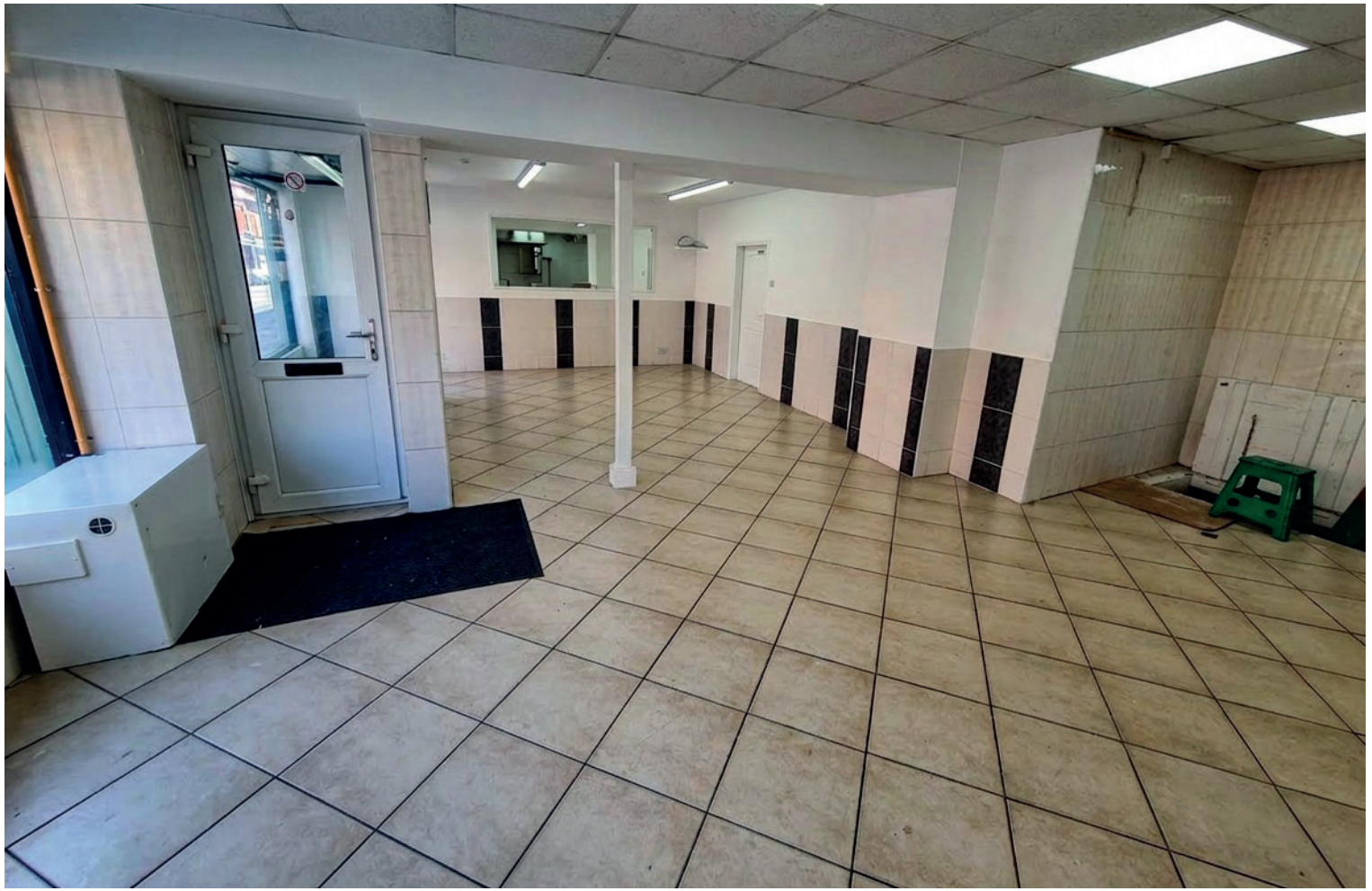
Lowestoft | Suffolk | NR32 1HR

Annual Rental

£15,600

- Prominent High Street frontage
- Established commercial location with strong visibility
- Previously operated as a successful kebab takeaway
- Suitable for takeaway, café, or restaurant use (STP)
- Customer seating/serving area to the front
- Space for Kitchen and Food Preparation
- Ancillary storage areas
- WC facilities
- High levels of passing pedestrian traffic
- Close proximity to Lowestoft town centre
- Short walk to bus station and transport links





Square Meterage: Approx 98m² | Rateable Value: £6,900 | EPC Rating: D

A fantastic opportunity to lease a well-positioned takeaway/restaurant premises located at 151–152 High Street, Lowestoft. Occupying a prominent frontage along the busy High Street, the property benefits from excellent levels of passing pedestrian and vehicular traffic, making it ideal for attracting both local custom and visitors to the area.

Previously operating as a successful kebab shop, the premises are well-suited for continued use within the food and beverage sector, including takeaway, café, or restaurant concepts. The property offers a practical and functional layout, comprising a customer seating/serving area to the front, with a kitchen and preparation space to the rear, alongside additional storage and WC facilities.

The location is particularly advantageous, being within easy walking distance of Lowestoft town centre and close to the seafront, drawing consistent footfall from both residents and tourists. The property also benefits from proximity to the main bus station and transport links, further enhancing accessibility and customer reach.

Situated within an area set to benefit from ongoing regeneration under the Lowestoft Masterplan, the surrounding Station Quarter is undergoing significant investment, with plans to introduce new cafés, restaurants, and social spaces. This forward-looking development is expected to further increase footfall and trading potential, making this an exciting opportunity for occupiers seeking to establish or expand their presence in a growing coastal town.

Key Features

- Prominent High Street location
- Previously established food business
- Seating/serving area
- Kitchen and preparation area
- Storage space
- WC facilities
- Strong passing footfall
- Close to town centre and transport links
- Suitable for takeaway, café, or restaurant use
- Located within regeneration area (Lowestoft Masterplan)

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

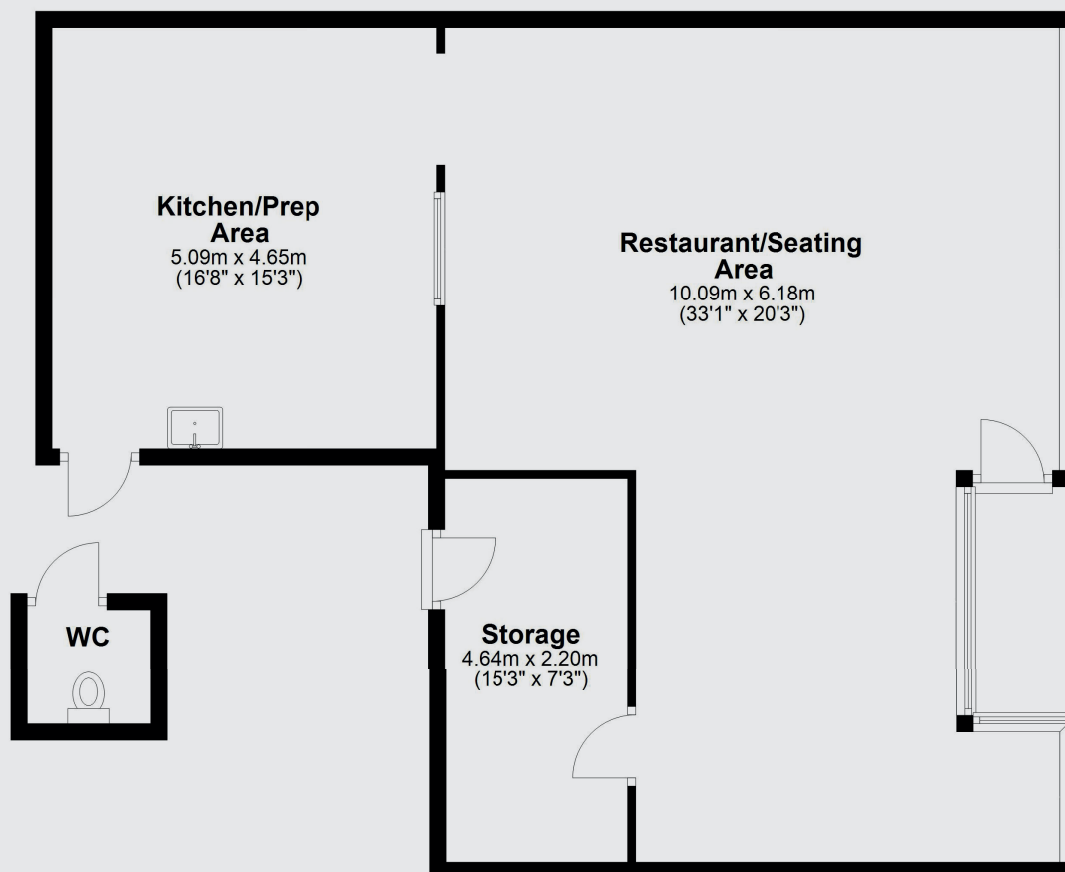


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Floor Plans

Ground Floor

Approx. 97.2 sq. metres (1046.3 sq. feet)



Total area: approx. 97.2 sq. metres (1046.3 sq. feet)

Additional Information

- **Rent:** £15,600 Per annum
£1,300 Per Month
- **Opportunity to acquire a restaurant in a prominent location**
- **New Lease available - Flexible Terms**

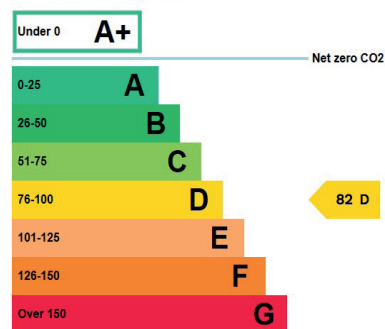
Applicable Fees

- **Rateable Value** – £6,900
- **Building Insurance** - Payable TBC
- **Security Deposit** – £1,000
- **Tenant Fees** – Administration fee £360 (incl. VAT) & third-party ID/compliance checks £30 (incl. VAT)
- **Lease Fee** - £675 + VAT (Only payable where 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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