



141-142 High Street

Lowestoft | Suffolk | NR32 1HR

Asking Price

£85,000

- **Prime Frontage:** High street frontage with excellent visibility and footfall.
- **Versatile Retail Space:** 112 sq. metres of open-plan retail space.
- **Well-Presented Interior:** A bright, adaptable space that serves as a blank canvas for occupiers.
- **Practical Facilities:** Includes WC, shower, and practical rear access point.
- **Thriving Area:** Surrounded by a mix of independent shops and local businesses.
- **Excellent Location:** Conveniently located close to local train, bus and rail stations providing access to Norwich, Great Yarmouth, Ipswich and beyond
- **Rare Availability:** A secure, well-located property in one of Lowestoft's busiest commercial zones.





Square Meterage: Approx 112m² | Rateable Value: TBC | EPC Rating: C

This substantial 112 sq. metre commercial property occupies a prime position on Lowestoft's historic High Street, offering excellent visibility, strong footfall, reliable income and an impressive frontage. The property presents a rare opportunity to secure a versatile retail space in one of the town's most sought-after locations.

Inside, the property features a large, open-plan retail area that provides flexibility for a variety of uses. Additional facilities include a WC and shower room, along with convenient access. Well-presented and adaptable, the premises acts as a blank canvas, meeting the requirements of current and future occupiers. It also benefits from close proximity to local car parks, bus routes, and a thriving mix of independent shops.

Strategically positioned in the heart of Lowestoft's business hub, this investment combines high visibility with long-term potential. Investors can enjoy the benefits of a hassle-free, income-generating property with scope for capital growth.

This is a rare opportunity to acquire a secure, well-located commercial investment in one of Lowestoft's busiest retail areas.

Key Features

- **Prime location:** situated on Lowestoft's historic High Street with excellent visibility and footfall.
- **Substantial premises:** 112 sq. metres (approx. 1,205 sq. ft) of versatile retail space.
- **Prominent frontage:** large entrance opening directly to an open-plan shop floor.
- **Additional facilities:** WC, shower, and rear access for convenience.
- **Secure investment:** fully repairing and insuring lease in place.
- **Great accessibility:** close to car parks, bus routes, and surrounded by independent shops.
- **Future potential:** adaptable premises offering flexibility for a range of retail uses.

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

Floor Plans

Ground Floor

Approx. 106.4 sq. metres (1145.2 sq. feet)



Total area: approx. 106.4 sq. metres (1145.2 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

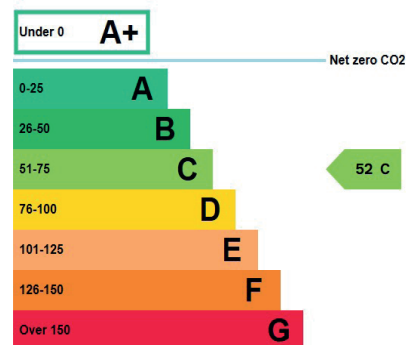
Additional Information

- **Rent:** Generating a rental income of £7,800 per annum
- **Currently Tenanted:** 5 Year Lease ending in 2030, Providing a steady, rental income.

Energy Efficiency Rating

Energy rating and score

This property's energy rating is C.



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.

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Steel & Co

COMMERCIAL PROPERTY SERVICES

92 High Street Lowestoft
Suffolk NR32 1XW

T 01502 446000

E info@steelandco.co.uk

www.steelandco.co.uk