



Unit 1

120 London Road North | Lowestoft | NR32 1HB

Annual Rental

Year 1 & 2 - £5,000

Years 3 plus - Rising

- Surprisingly spacious, converted, blank canvas, with GREAT POTENTIAL. MUST SEE!
- Prime location with strong passing trade
- Special introductory rent of £5,000 for the first and second years (plus initial 3 months rent free in the first year)
- Approx. 101m² (1,087 sq ft) plus additional external storage to the rear
- Includes WC and kitchen facilities
- Suitable for a wide range of retail or commercial uses
- Large shop frontage offering excellent visibility





Square Meterage: Approx 101m² | Rateable Value: £11,250 | EPC Rating: C

This commercial unit offers an excellent opportunity for a business looking to secure a prime position in one of Lowestoft's most prominent and vibrant locations. Positioned on London Road North, the property benefits from exceptional visibility and strong passing trade, with neighbouring shops both active and occupied, creating a thriving commercial environment.

The unit provides approximately 101m² (1,087 sq ft) of versatile retail or commercial floor space, together with large shop frontage which offers outstanding potential for eye-catching displays and increased customer engagement. Inside, the unit has been recently converted, presenting a blank canvas to suit a variety of businesses. Practical amenities such as WC and kitchen facilities are included, together with an internal store room, plus additional external storage space. The adjoining shop has recently been let by the same landlord, highlighting a demand for premises in this location. With a special introductory offer of a 3 month's rent-free period, and just £5,000 for the first and second year's rent, subsequently rising annually for the duration of the lease term.

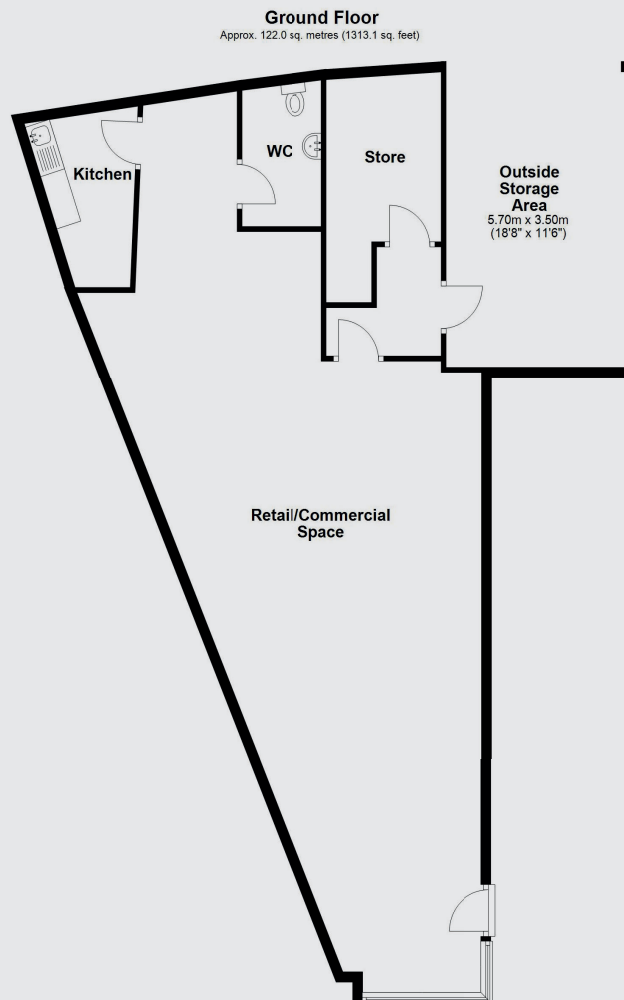
This is a chance to establish or expand your business in a prime spot within Lowestoft's busy commercial district.

Key Features

- Prime High Street location on London Road North with strong footfall.
- First 3 months free rent period
- Special introductory rental of £5,000 per annum for the first and second years, with subsequent years on an annual rising basis for the rest of the lease term.
- Recently converted, with a clean, modern finish.
- Spacious unit totalling approx 101m² (1,087 sq ft).
- Large, prominent shop frontage offering excellent visibility.
- Suitable for a wide range of retail or commercial uses.
- WC and kitchen facilities included.
- Additional external rear storage area.
- High demand area, evidenced by the letting of the neighbouring shops.

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

Floor Plans



Total area: approx. 122.0 sq. metres (1313.1 sq. feet)

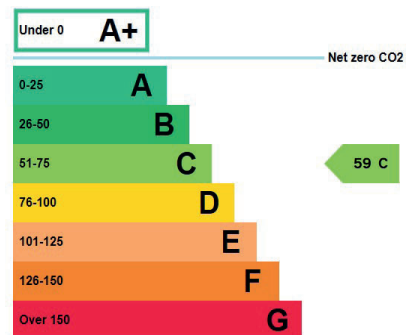
Additional Information

- **Rent:** £5,000 Per annum for the first and second years, subsequent years on an annual rising basis for the rest of the lease term.
- **Opportunity to acquire prime retail unit in the heart of Lowestoft's town centre**
- **New Lease available - Negotiable Terms**

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.

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.

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