Steel & Co
COMMERCIAL PROPERTY SERVICE



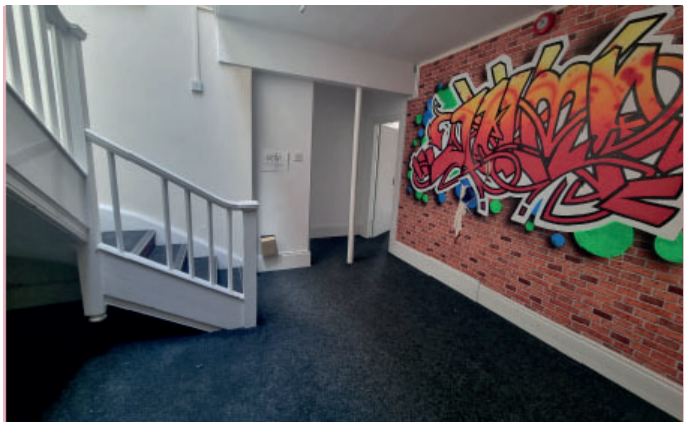
115 London Road North

Lowestoft | Suffolk | NR32 1LZ

Guide Price

£250,000

- Two spacious floors with multiple rooms in prime Town Centre Location
- Multiple work spaces and private office zones, perfect for teams or departmental separation
- Off-street parking included – a rare find in central locations
- Flexible layout that could easily accommodate offices, work spaces, consulting rooms, creative studio spaces or residential
- Very close to convinient transport links via bus and train
- Proximity to the new Sizewell C development site meaning increased demand for local services
- Ground floor currently occupied by a national bookmaker, generating strong rental income, with a newly agreed 5-year lease in place.
- Possible development oppertunity for residential units on the upper floors (Subject to planning per-missions)





Your commercial property foundation for success



Square Meterage: Approx 223m² | Rateable Value: £14,500 | EPC Rating: TBC

Welcome to this versatile commercial property in the heart of Lowestoft town centre — a prime location benefiting from the town's ongoing regeneration and excellent transport links, along with the new sizewell C development site, creating increased demand for local management, workspace and services

The property spans two functional floors, offering a professional setting for a wide range of commercial uses. The ground floor features an entryway leading to a bright first-floor reception with superb natural light. Multiple workstations and private offices provide a balance of open-plan and quiet spaces, while the flexible layout suits offices, consulting rooms, studios or mixed-use workspaces. The ground floor is currently occupied by a well-established national bookmaker, generating a strong rental income.

Both floors are fitted with network and power points. Off-street parking — rare in this area — adds further value.

Just a short walk from Lowestoft railway station and the Bascule Bridge, the property offers easy access across town and direct connections to the A47 and A12 for travel to Norwich, Ipswich and Great Yarmouth. It is also close to the Port of Lowestoft, a key commercial hub, and sits alongside the upcoming Cultural Quarter, a major regeneration project focused on the arts, creative industries and public space.

Surrounded by retail, dining and professional services, this property combines visibility, footfall and practicality — an ideal base for businesses looking to thrive in Lowestoft's growing town centre.

Key Features

- Prime location in the heart of Lowestoft town centre.
- Situated within an area benefiting from regeneration and strong transport links.
- Two functional floors providing a professional and adaptable environment.
- Bright first-floor reception area with excellent natural light.
- Combination of open-plan workstations and private office spaces.
- Flexible layout suitable for offices, consulting rooms, studios or mixed-use workspaces.
- Potential for the upper floors to be developed into residentail units, providing increased rental yield
- Off-street parking included — a rare advantage in the town centre.
- Excellent connectivity: close to railway and bus stations, Bascule Bridge, A47, A12, Port of Lowestoft and Sizewell C Development site.
- Close to the upcoming Cultural Quarter, surrounded by retail, dining and professional services.
- Proven rental income secured by a new 5-year lease with a national bookmaker, generating £12,000 per annum.

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











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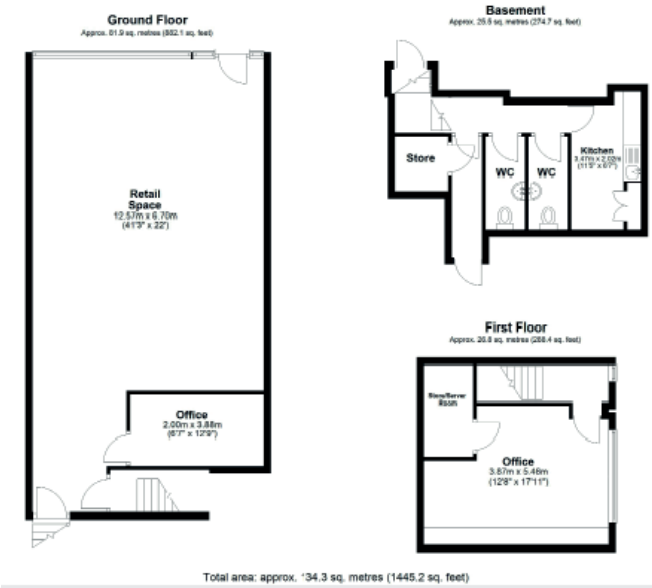
Floor Plans

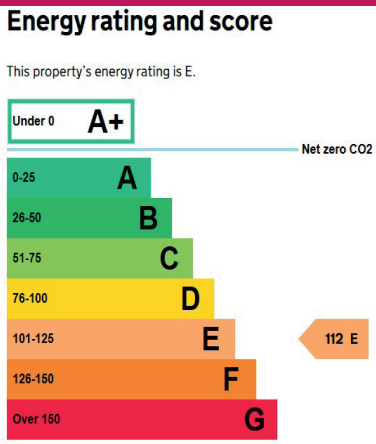




Additional Information

- Guide Price: £250,000
- Versatile work spaces
- Proximity to the new Sizewell C development site, increasing demand for local employment logistics, management and services.
- Excellent location
- Potential to develop the upper floors into residential units - an excellent position, certain to bring in excellent rental income

Energy Efficiency Rating



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 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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