



FOR SALE

Unique development opportunity
in the heart of Lowestoft

Awaiting planning approval for over 15,500 sq
ft of commercial and domestic units
Consisting of 5 ground floor commercial units,
15 one bedroom apartments, 2 two bedroom
apartments and 6 studio apartments

Lowestoft is a high-tech hub for local offshore
wind operations, has recently received £24.9m
in Towns Fund grants to encourage the
regeneration of the town centre, had
£145million invested in a third bridge to open in
2023 and is part of the Sizewell C development
program that will contribute over £4billion to
the local economy

Both private and public housing is in high
demand in Lowestoft as developers at all levels
see the coming wave of investment in this
beautiful seaside town

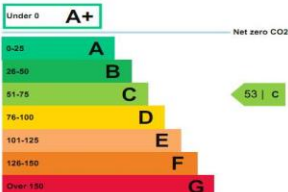
Prime Location

Amazing Development Opportunity

Potential for 23 Domestic Units

Potential for 5 Commercial Units

Large Prominent Site

Energy performance certificate (EPC)	
Tesco Stores Ltd 119-127 London Road North LOWESTOFT NR32 1LZ	Energy rating C
Valid until: 13 May 2024 Certificate number: 0050-2971-0314-8370-5054	
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	3359 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E. If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered. From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.	
Energy efficiency rating for this property This property's current energy rating is C.	Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.
 Properties are given a rating from A+ (most efficient) to G (least efficient).	How this property compares to others Properties similar to this one could have ratings: If newly built 30 B If typical of the existing stock 87 D

£1,300,000

119 - 125 London
Road North
Lowestoft
Suffolk
NR32 1LZ

If you wish to view the property
or require any further
information, please contact us
by one of the following options:

Telephone: 01502 446000

E-mail: info@steelandco.co.uk

You can find us at:

Steel and Co
92 High Street
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Suffolk
NR32 1XW

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