



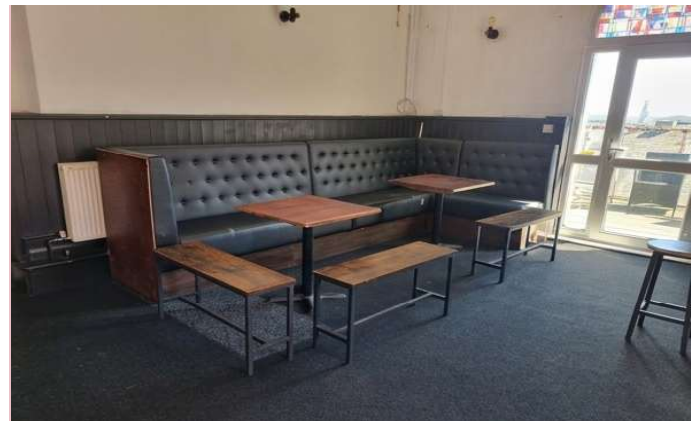
The Carousel

108 High Street | Lowestoft | NR32 1XW

Asking Price

£260,000

- Prominent mixed-use investment property in the heart of Lowestoft's historic High Street
- Ground and lower ground floor public house with function room
- Public house currently available to let, offering asset management potential
- Two spacious two-bedroom residential flats, both currently tenanted
- Planning permission granted for the creation of an additional ground-floor apartment
- Potential gross annual rental income of approximately £32,400 when fully let
- Opportunity to increase income further following the approved residential development
- Secure private parking – a rare feature within the town centre
- Situated within a pedestrianised High Street location





Square Meterage: Approx 282m² | Rateable Value: £6,500 | EPC Rating: C

An outstanding opportunity to acquire a substantial mixed-use investment property in the heart of Lowestoft's historic High Street. Positioned within a charming pedestrianised section of the town centre, this impressive period building combines character, an excellent central location, and significant income potential, making it an attractive addition to any investment portfolio.

The deceptively spacious accommodation comprises a substantial public house with a function room occupying the ground and lower ground floors, together with two generously sized two-bedroom flats situated on the upper floors. A rare benefit for such a central location, the property also includes secure private parking, adding further appeal for both commercial and residential occupiers.

Enhancing its investment credentials, the property benefits from granted planning permission for the creation of an additional ground-floor apartment. This offers an excellent opportunity to increase both rental income and long-term capital value.

Key Features

- Prominent mixed-use investment property in the heart of Lowestoft's historic High Street
- Ground and lower ground floor public house with function room
- Public house currently available to let, offering asset management potential
- Two spacious two-bedroom residential flats, both currently tenanted
- Planning permission granted for the creation of an additional ground-floor apartment
- Potential gross annual rental income of approximately £32,400 when fully let
- Opportunity to increase income further following the approved residential development
- Secure private parking – a rare feature within the town centre
- Situated within a pedestrianised High Street location
- Character property with excellent redevelopment and long-term investment potential
- Ideal for investors, landlords, and developers
- Located within an area benefiting from ongoing regeneration and investment

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



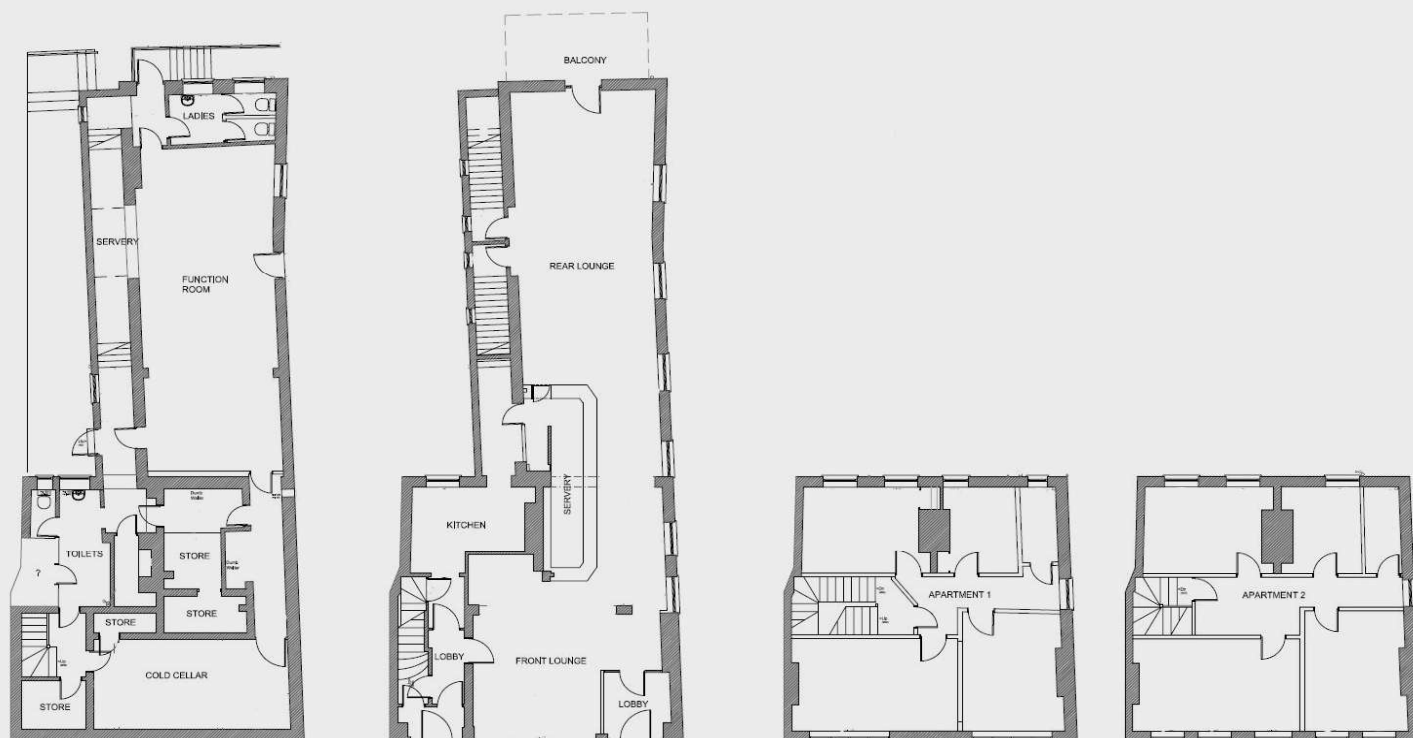
The two residential flats are currently let on established tenancies, providing an immediate income stream, while the public house is being actively marketed to let, offering purchasers the opportunity to secure a new commercial tenant and maximise the property's earning potential. Once fully let, the property has the potential to generate an annual rental income of approximately £32,400, with further scope to enhance returns through the approved residential conversion.

Located within an area undergoing continued regeneration while retaining its rich historic character, this is an exceptional opportunity for investors, landlords, and developers seeking a high-yield asset with genuine asset management potential and scope for future growth in one of Lowestoft's most established commercial locations.



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Floor Plans



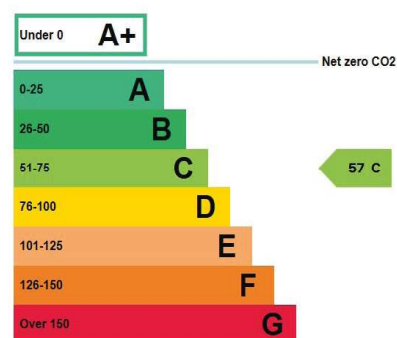
Additional Information

- **Potential Rental Income:** £32,400 Per Annum
- **Use Class:** Sui Generis
- **Ideal for investors, landlords, and developers**
- **Located within an area benefiting from ongoing regeneration and investment**

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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