



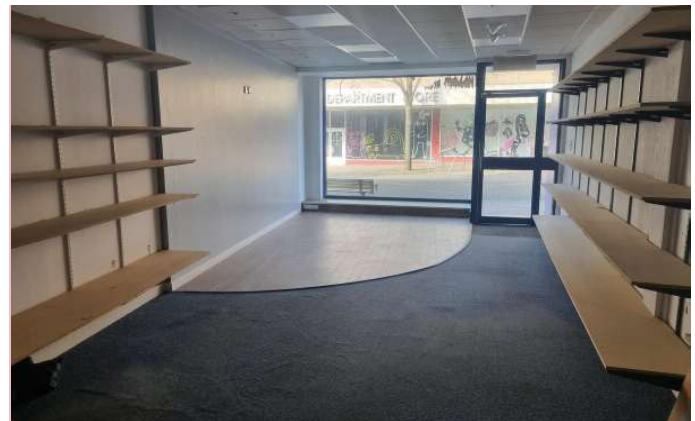
154 London Road North

Lowestoft | Suffolk | NR32 1HB

Monthly Rental

£675

- Prime location in Lowestoft's main northern shopping district.
- Ideal for retail or service-based businesses seeking high footfall.
- Includes kitchenette, WC, and rear access.
- Versatile space suitable for various business types and industries.
- Strong transport links and ongoing town regeneration boosting commercial appeal.
- Great visibility and foot traffic in a thriving retail area.
- 1-2 parking spaces to the rear
- New lease available – flexible terms





Square Meterage: Approx 80m² | Rateable Value: £6,000 | EPC Rating: C

Situated in a prime position on the northern end of London Road North, this well-presented retail and service unit offers an outstanding opportunity to establish or expand your business within Lowestoft's principal shopping district. Benefitting from excellent visibility and consistently high footfall, the property is ideally suited to a wide range of retail, beauty, and professional service occupiers seeking a strong high street presence.

The ground floor extends to approximately 65.7 sq. metres (707 sq. ft.) and is arranged to provide a spacious and versatile retail area measuring up to 9.53m x 4.69m (31'3" x 15'4"), offering ample room for displays, client areas, or treatment spaces. The layout flows through to a well-proportioned rear kitchen area (4.69m x 3.45m / 15'5" x 11'4"), ideal for staff use or additional operational space, together with two WC facilities and a hallway providing practical separation between customer-facing and back-of-house areas.

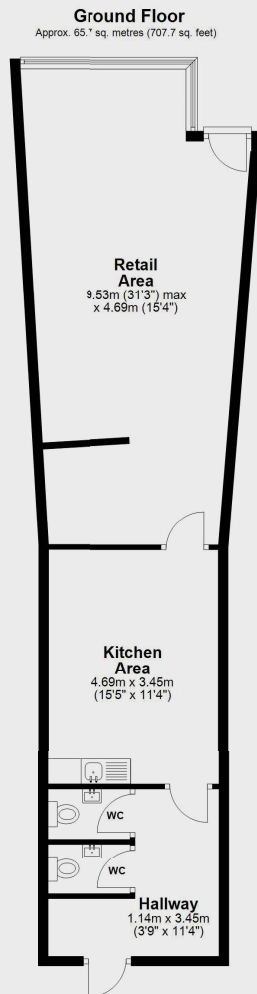
A key advantage of the property is the rear access, providing convenience for staff and ease for deliveries—an increasingly valuable feature in a busy town centre location. The configuration lends itself to a variety of commercial uses, offering flexibility for businesses looking to tailor the space to their specific requirements.

Key Features

- Located within Lowestoft's principal shopping district
- Excellent visibility from a busy high street setting
- Strong and consistent pedestrian footfall
- Suitable for retail, beauty, and professional service businesses
- Spacious main retail area
- Flexible open-plan layout for displays or client areas
- Well-proportioned rear kitchen area
- Two separate WC facilities
- Practical hallway separating front and back-of-house space
- Rear access for staff convenience - Ideal for deliveries in a town centre location
- Versatile configuration adaptable to various business needs
- Ready-to-occupy commercial premises in an established trading area

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

Floor Plans



Total area: approx. 65.7 sq. metres (707.7 sq. feet)

Additional Information

- **Rent :** £8,340 per Annum | £695 per Month
- **Use Class E**
- **1-2 Parking Spaces**
- **New Lease available:** Flexible Terms

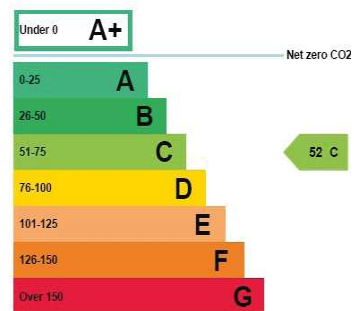
Applicable Fees

- **Administration fee** - £360 (incl. VAT)
- **Third-party ID/compliance checks** £30 (incl. VAT)
- **1 Months rent in advance**
- **Deposit:** £750
- **Lease Fee** - £675 + VAT (Only payable where Steel & Co are instructed to prepare the lease)

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 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.

Steel & Co

COMMERCIAL PROPERTY SERVICES

92 High Street Lowestoft
Suffolk NR32 1XW

T 01502 446000

E info@steelandco.co.uk

www.steelandco.co.uk