

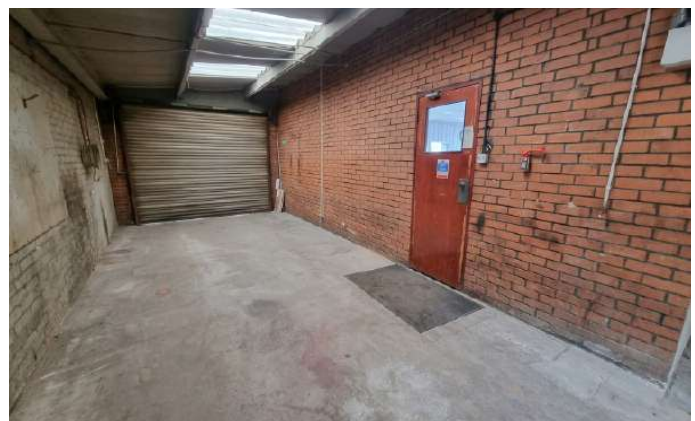


Stanley Street Garage

Lowestoft | Suffolk | NR32 2DY

Annual Rental
£37,500

- Detached commercial showroom and workshop premises
- Approx. 249.7 sq m (2,687 sq ft) of accommodation
- Spacious glazed showroom with excellent roadside presence
- Large workshop with roller shutter access
- Two private offices and staff facilities
- Extensive forecourt providing ample parking and vehicle display space
- Prominent position within an established commercial location
- Offered with vacant possession





Square Meterage: Approx 230m² | Rateable Value: £20,000 | EPC Rating: D

An excellent opportunity to acquire a substantial detached commercial premises extending to approximately 249.7 sq m (2,687 sq ft), occupying a prominent position with extensive forecourt parking and display space. Formerly operating as a motor trade premises, the property offers versatile accommodation that would suit a wide variety of commercial occupiers, subject to any necessary planning consents.

The property is arranged to provide a spacious glazed showroom with excellent frontage and natural light, creating an attractive customer-facing environment. Beyond the showroom are two private offices, WC facilities and a large workshop with roller shutter access, making the premises well suited to businesses requiring both retail and operational space.

The workshop offers generous open-plan accommodation with ample room for vehicle repairs, servicing, storage or light industrial uses. The existing layout allows for flexibility and could readily accommodate a range of alternative commercial operations.

Externally, the property benefits from an extensive concrete forecourt which provides excellent parking, vehicle display or outdoor storage. The wide frontage gives the premises strong roadside visibility and creates an impressive presence for customer-facing businesses.

Key Features

- Detached commercial showroom and workshop premises
- Approx. 249.7 sq m (2,687 sq ft) of accommodation
- Prominent roadside position with excellent visibility
- Spacious glazed showroom with extensive display frontage
- Large workshop with roller shutter vehicle access
- Two private office suites
- WC facilities
- Flexible internal layout suitable for a range of business uses
- Extensive concrete forecourt providing ample customer parking
- Ideal for vehicle sales, motor trade or trade counter operators
- Suitable for retail, warehouse, light industrial or storage uses (STP)
- Well-connected location with easy access to the A12 and A47
- Established commercial setting close to local amenities
- Vacant possession available upon completion
- Excellent opportunity for investors or developers (STC)

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



The accommodation extends to approximately 249.7 sq m (2,687 sq ft) and comprises a showroom measuring approximately 10.39m x 9.38m, a workshop measuring approximately 7.29m x 10.64m, two private offices, together with WC facilities.

Situated on Stanley Street in Lowestoft, the property occupies a convenient location within an established commercial area with excellent access to both the A12 and A47, providing strong transport links throughout Suffolk and Norfolk. The surrounding area comprises a mixture of commercial, industrial and residential properties, making this an ideal location for a wide variety of businesses.

The property would be suitable for continued motor trade use, vehicle sales, trade counter operations, retail warehouse, builders' merchants, light industrial or warehouse uses, distribution, storage, fitness or leisure operators, or other commercial uses, subject to any necessary planning permissions.

The property is offered with vacant possession and presents a rare opportunity to acquire a flexible commercial building with generous external space, excellent frontage and adaptable accommodation suitable for both owner-occupiers and investors alike.

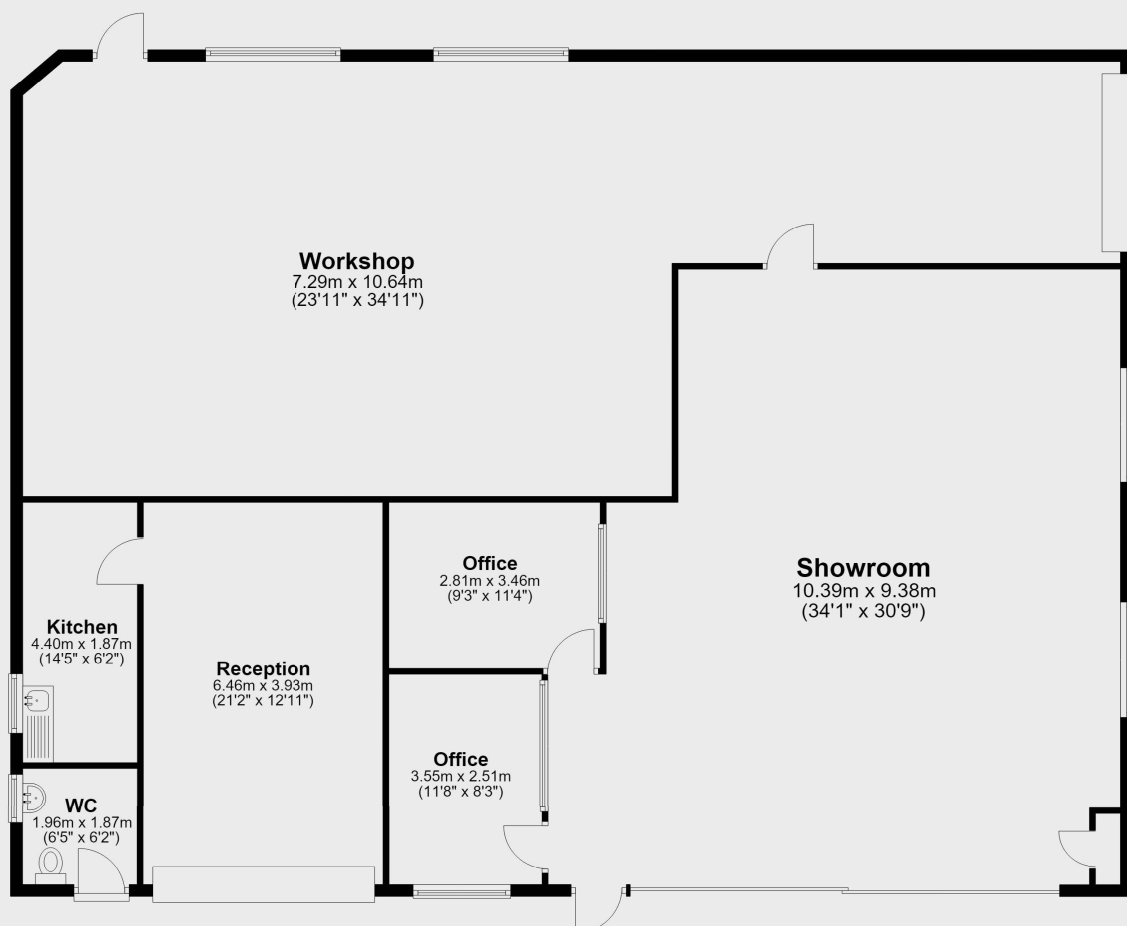


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Floor Plans

Ground Floor

Approx. 249.7 sq. metres (2687.6 sq. feet)



Total area: approx. 249.7 sq. metres (2687.6 sq. feet)

Additional Information

- **Rent:** £37,500 Per annum + VAT
- **Use Class B2**
- **New Lease available - Flexible Terms**

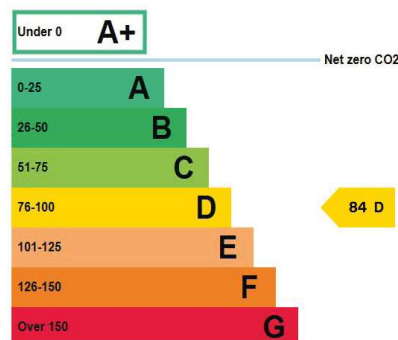
Applicable Fees

- Administration Fee: £360 (inc VAT)
- Compliance & ID Verification Charge: £30 (payable to our 3rd Party HIPLA)
- Deposit (Typically ranging from 1-3 months rent)
- 1 months rent upfront
- Lease fee - £675 + VAT only payable if Steel & Co are instructed to prepare the lease

Energy Efficiency Rating

Energy rating and score

This property's energy rating is D.



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 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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