



Steel & Co
COMMERCIAL PROPERTY SERVICES

180 London Road North

Lowestoft | Suffolk | NR32 1HB

Asking Price
£130,000

- Town centre location
- Excellent Footfall
- A versatile foundation, adaptable to your needs
- Scope for living space on the upper floors
- On Site parking for 4-5 vehicles
- Prominent store front with expansive frontage
- Three Floors
- Spacious layout with generous storage options



Your commercial property foundation for success



Square Meterage: Approx 120m² | Rateable Value: £12,000 | EPC Rating: E

This substantial commercial property is situated in the vibrant heart of Lowestoft Town, offering an exceptional opportunity for a wide range of business ventures. Set across three spacious floors, the premises provide a highly versatile layout that can be adapted for retail, office, or other commercial uses. With generous storage areas included, the property is designed to meet the practical requirements of modern businesses while allowing plenty of room for growth and flexibility.

One of the property's most striking features is its impressive shop frontage. Large open windows span the front of the building, providing excellent visibility from the busy street and creating an ideal space to showcase products or services. This high-impact frontage not only enhances the building's presence but also helps to attract and engage with the steady flow of passing foot traffic.

Key Features

- **Prime Location:** Bustling Lowestoft town centre with high foot traffic
- **Versatile Space:** Suitable for retail, office or commercial use
- **Three Floors:** Spacious Layout with generous storage options
- **Excellent Visibility:** Large window frontage for product display and branding
- **On-Site Parking:** Rear parking for 4-5 vehicles, convenient for staff and a rare find in town centre locations
- **Blank Canvas:** Excellent opportunity to transform the space to support your business

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



Key Features

Convenience is further enhanced by private parking facilities located at the rear of the property. With space for approximately four to five vehicles, the parking provision ensures easy access for staff, clients, and deliveries — a valuable asset in such a central location.

The property occupies a prime position towards the north of Lowestoft's main high street. This sought-after location benefits from consistently high footfall, ensuring excellent exposure and visibility to potential customers. In addition, the surrounding area offers a wide selection of local amenities, making the property well-connected and convenient for staff and visitors alike.

Altogether, this is a rare chance to acquire a well-positioned commercial premises in one of Lowestoft's most active areas. Offering versatility, strong visibility, and practical advantages, it represents an excellent opportunity for any business seeking to establish itself or expand in a thriving town centre environment.



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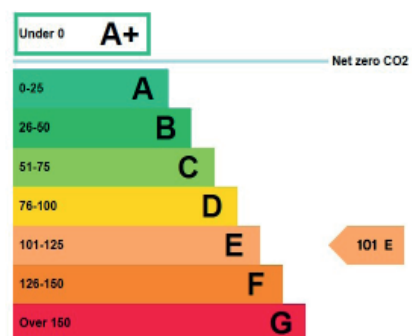
Additional Information

- Asking Price £130,000
- Opportunity to acquire a versatile commercial property in a prominent location
- Also available To Let at £9,000 Per Annum

Energy Efficiency Rating

Energy rating and score

This property's energy rating is E.



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.

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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92 High Street Lowestoft
Suffolk NR32 1XW

T 01502 446000

E info@steelandco.co.uk

www.steelandco.co.uk