



118-119 Bevan Street East

Lowestoft | Suffolk | NR32 2AG

Asking Price

£400,000

- **Versatile Layout:** Adaptable for residential, commercial, or retail use.
- **Prime Location:** Set in the heart of Lowestoft's town centre
- **Convenient Setting:** Town centre location, a short walk from excellent transport links and award winning beaches
- **Immediate Potential:** Ready for use or redevelopment to suit your vision.
- **Parking:** A Large car park to the rear of the property, accessed through a secure gate - A rare find in such a central location
- **Planning:** Approved planning permission to turn the premises into 4 Flats, and 3 commercial units - A fantastic investment with high yield potential





Square Meterage: Approx 487m² | Rateable Value: £2,425 | EPC Rating: C&E

An exciting opportunity has arisen to acquire a highly versatile property in the very heart of Lowestoft's town centre. Offering exceptional flexibility, the layout can be adapted for a variety of uses, whether residential, commercial, or retail, making it an ideal choice for investors, developers, or those seeking a prominent base in a thriving coastal town.

Perfectly positioned in a prime location, the property enjoys all the benefits of a central setting. Within a short walk, you'll find excellent transport links, ensuring easy connectivity to the wider region, as well as Lowestoft's award-winning beaches, which attract both residents and visitors throughout the year. This blend of convenience and lifestyle appeal adds significant value to the property's potential.

The building is ready for immediate use, offering a blank canvas that can be occupied or redeveloped to suit your vision. Whether you are looking to create a residential hub, launch a business, or maximise rental returns, the possibilities here are extensive. Adding to its practicality, a large gated car park is located to the rear of the property—a rare and highly sought-after feature in such a central town location.

Key Features

- Highly versatile layout suitable for residential, commercial, or retail use.
- Prime position in the heart of Lowestoft's town centre.
- Excellent transport links within easy walking distance.
- Close to award-winning beaches, boosting lifestyle and visitor appeal.
- Ready for immediate use or redevelopment to suit a buyer's vision.
- Large gated car park to the rear — a rare town centre advantage.
- Approved planning permission for four residential flats and three commercial units.
- Strong investment potential with excellent yield opportunities.
- Scope to create a mixed-use development in a growing coastal town.
- Rare chance to acquire a centrally located property with flexibility and character.

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



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TBC

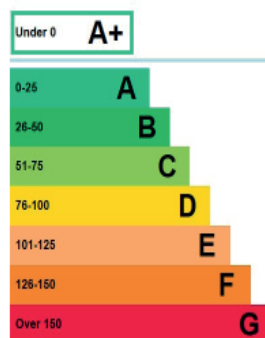
Additional Information

- Offers in the Region of: £400,000
- Heaps of Potential for Commercial Units & Flats, both of which are in high demand
- Proximity to new sizewell C development, creating very high demand for rental properties or serviced accommodation
- Short walk to Lowestoft's award winning beaches
- Excellent transport links via bus and train to Norwich, Great Yarmouth, Beccles, Ipswich and London
- Located in the heart of Lowestoft's town centre

Energy Efficiency Rating

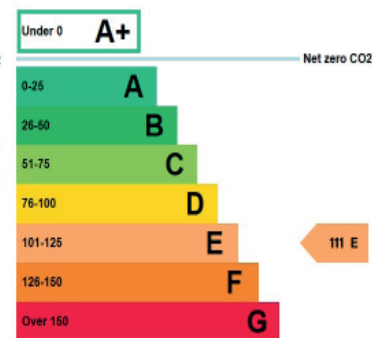
Energy rating and score

This property's energy rating is C.



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.

Steel & Co

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