



267 London Road South

Lowestoft | Suffolk | NR33 0DS

For Sale

£160,000

- Spacious and versatile mixed-use property in Kirkley, Lowestoft
- Prime location on London Road South, close to South Beach, shops, and amenities
- Set across three floors with commercial space and a three-bedroom flat
- Recently let on a 4-Year Lease
- Excellent investor opportunity
- Previously run as an incredibly successful hair and beauty salon
- Prominent setting with high visibility and footfall
- Strong transport links, close to bus, train and rail stations





Square Meterage: Approx 161m² | Rateable Value: TBC | EPC Rating: D

A fantastic opportunity to acquire a spacious and versatile mixed-use property, ideally located on London Road South in the vibrant Kirkley district, just a short distance from Lowestoft's popular South Beach.

Arranged across three floors, the property combines a ground floor commercial unit with a three-bedroom maisonette above, making it a strong option for investors seeking a secure, income-generating asset.

The property is now being sold with a tenant in situ on a 4-year lease, providing immediate rental income and long-term stability for the new owner. The building is currently occupied as a successful salon, benefiting from excellent visibility, a prominent position, and high levels of passing trade. It is also conveniently close to local shops, amenities, and tourist attractions.

The ground floor features a bright and welcoming retail space with wide shop frontage and large display windows, complemented by a treatment room, W/C, and kitchen to the rear. On the first floor, there are two treatment rooms, a storage room, bathroom, and a further kitchen. The second floor offers additional flexible accommodation, currently arranged as an office and storage area, but easily adaptable to various commercial or residential uses.

With its prime location, established tenancy, adaptable layout, and competitive price, 267 London Road South represents an excellent opportunity for investors to secure a prominent and versatile property in one of Lowestoft's most sought-after areas.

Key Features

- Bright commercial unit on the ground floor
- Large Shop Frontage
- Kitchen and WC
- Spacious residential flat covering the first and second floors, comprising of lounge, kitchen, bathroom and 3 double bedrooms
- Prime location a short walk from Lowestoft's award winning beaches and town centre, creating high footfall and visibility
- Excellent Investment opportunity
- Fantastic transport links, with main bus routes regularly passing the property
- Close to Lowestoft's train, bus and rail stations, offering convenient transport to Beccles, Great Yarmouth, Norwich, Ipswich and beyond.
- Recently let on a 4-year lease, ready to provide immediate rental income.

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

Floor Plans



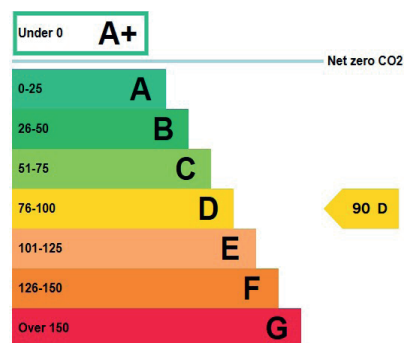
Additional Information

- **Asking Price:** £200,000
- **Ready to provide immediate rental income**
- **Previously used as a very successful salon**
- **Prime Location with excellent footfall and shop frontage**

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 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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