

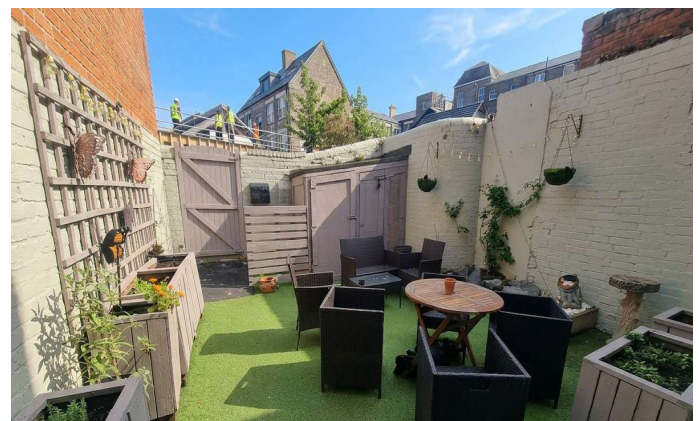


131-132 Bevan Street East

Lowestoft | Suffolk | NR32 2AQ

Annual Rental
£30,000

- Three-storey commercial premises
- Prominent Town Centre Location
- Versatile layout suitable for a variety of commercial uses, subject to consents
- Large first-floor meeting room
- Multiple individual office rooms
- Spacious ground-floor communal/café area
- Fitted kitchen facilities
- Kitchen and WC facilities on ground and second floors
- On-Road Parking Nearby





Square Meterage: Approx 210m² | Rateable Value: £10,500 | EPC Rating: C

An exciting opportunity to rent a substantial and versatile commercial premises situated on Bevan Street East in Lowestoft, arranged over three floors.

The property was previously operated as the main hub for a wellbeing and mental health charity, and the existing layout provides an excellent combination of spacious communal areas, private offices, meeting facilities and ancillary accommodation. The flexible arrangement could make the premises suitable for a wide variety of businesses and organisations, subject to any necessary planning or other consents.

The ground floor offers a spacious and welcoming main area, previously utilised as a café and communal space, together with a separate seating area, kitchen, utility room and WC facilities. This floor could provide an excellent reception or customer-facing area, communal workspace, training facility or other use depending on the requirements of the incoming occupier.

The first floor provides a large meeting room measuring approximately 8.52m x 11.12m, offering an impressive open space for meetings, training, workshops, conferences or group activities. There are also three separate office areas, a further WC and circulation space, providing a practical working environment for staff or service users.

Key Features

- Arranged over three floors, providing a versatile and adaptable layout
- Prominent main area previously used as a café and communal space
- Approximately 11 individual offices and rooms, offering excellent flexibility
- Large first-floor meeting room
- Multiple WC facilities and two kitchen areas, providing practical staff and visitor amenities
- Suitable for a wide range of potential uses, subject to any necessary planning and other consents
- Ideal for offices, professional services, training, education, community or wellbeing uses
- Flexible combination of communal, meeting and private spaces, allowing occupiers to adapt the accommodation to their requirements
- Located on Bevan Street East in Lowestoft, offering a substantial opportunity for an organisation seeking a versatile commercial headquarters or multi-purpose premises

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



The second floor provides a further five individual offices, together with a kitchen and WC facilities. The variety of room sizes offers flexibility for private offices, consultation rooms, therapy or treatment rooms, interview rooms or other professional uses, subject to the relevant permissions.

In total, the property provides approximately 3,678 sq. ft. of accommodation across three floors, offering a rare combination of spacious communal areas and numerous individual rooms. The existing configuration provides a fantastic opportunity for an organisation looking for a headquarters, professional services premises, training and education facility, community hub or other multi-purpose commercial operation.

With its adaptable layout and extensive accommodation, 131–132 Bevan Street East represents an excellent opportunity for an occupier seeking a substantial and flexible commercial property in Lowestoft.space, providing a practical working environment for staff or service users.



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Floor Plans



Additional Information

- **Rent:** £30,000
- **Use Class E**
- **New Lease available - Flexible Terms**

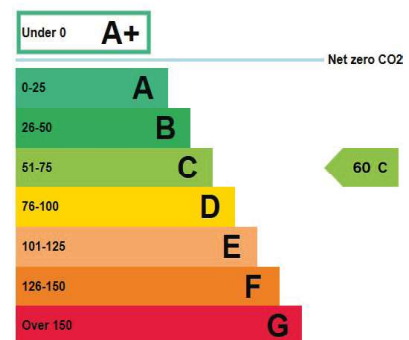
Applicable Fees

- 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 - £810 inc 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 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 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.

Steel & Co

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