



128 London Road North

Lowestoft | Suffolk | NR32 1HB

Monthly Rental

£1,000

- Prominent commercial premises in a prime Town Centre location
- Approximately 188 sq. m of accommodation
- Arranged over three spacious floors
- Suitable for a variety of business uses (STP)
- Multiple treatment rooms, offices or consulting rooms
- Two fitted kitchens
- Three WC facilities
- Small enclosed courtyard garden
- Ideal for beauty, aesthetics, healthcare or office use





Square Meterage: Approx 188m² | Rateable Value: £9,600 | EPC Rating: D

An exciting opportunity to lease a substantial three-storey commercial premises situated in a prominent position on London Road North, one of Lowestoft's main commercial thoroughfares. Previously occupied as a salon, the property offers flexible accommodation extending to approximately 188 sq. metres, making it suitable for a wide variety of commercial uses, subject to any necessary consents.

Arranged over three floors, the property has been thoughtfully configured to accommodate a range of business requirements. The ground floor comprises two spacious salon or reception areas, providing an inviting entrance for customers, together with a fitted kitchen, WC and access to a small enclosed courtyard garden, offering a pleasant outdoor space for staff.

Key Features

- Prominent commercial premises in a prime Lowestoft location
- Arranged over three spacious floors
- Approximately 188 sq. m (2,023 sq. ft.) of accommodation
- Previously operated as a successful salon
- Suitable for a variety of commercial uses (STPP)
- Multiple treatment rooms, offices or consulting rooms
- Two fitted kitchens
- Three WC facilities
- Flexible internal layout to suit a range of businesses
- Small enclosed courtyard garden
- Ideal for beauty, aesthetics, healthcare or office use
- Attractive stepped rental terms available
- Negotiable lease terms
- Excellent opportunity for new or expanding businesses

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

Property Description

The first floor benefits from two generously sized treatment rooms, an additional treatment room or waiting area, and a further WC, creating an ideal layout for businesses requiring multiple consulting or treatment spaces. The second floor provides two further treatment rooms or offices, along with an additional kitchen and WC facilities, allowing for continued flexibility in its use.

Having previously operated as a successful salon, the premises would lend themselves particularly well to businesses within the beauty, aesthetics, healthcare or wellness sectors. However, the adaptable internal layout would also suit professional offices, consultancy firms, training providers or other service-based businesses looking for spacious accommodation in a highly visible location.

The landlord is offering an attractive stepped rental arrangement, with the rent set at £1,000 for the first year, £1,250 for the second year, and £1,500 from the third year onwards. These terms are negotiable, presenting an excellent opportunity for new or expanding businesses seeking affordable commercial premises.

Early viewing is highly recommended to fully appreciate the size, versatility and potential this prominent commercial property has to offer.

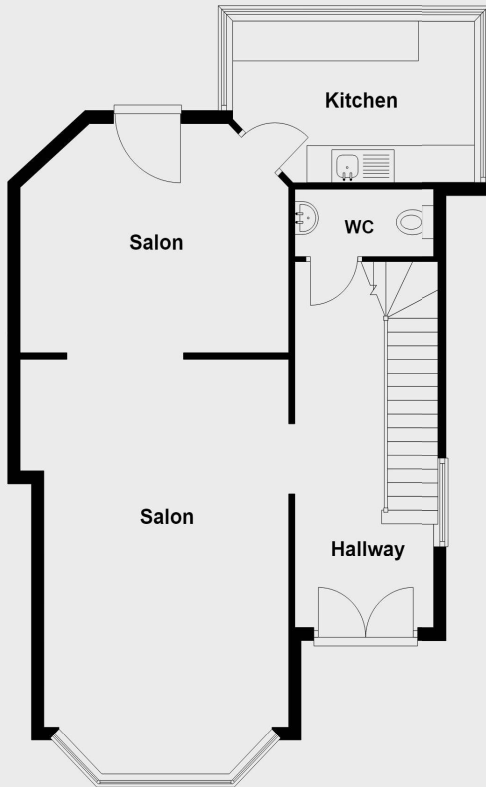


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Floor Plans

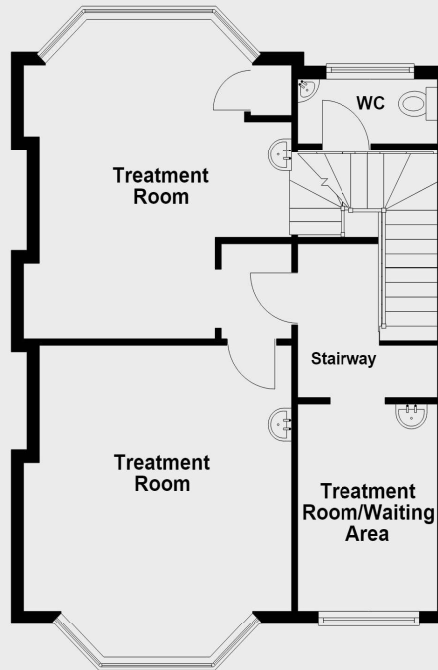
Ground Floor

Approx. 63.3 sq. metres (680.9 sq. feet)



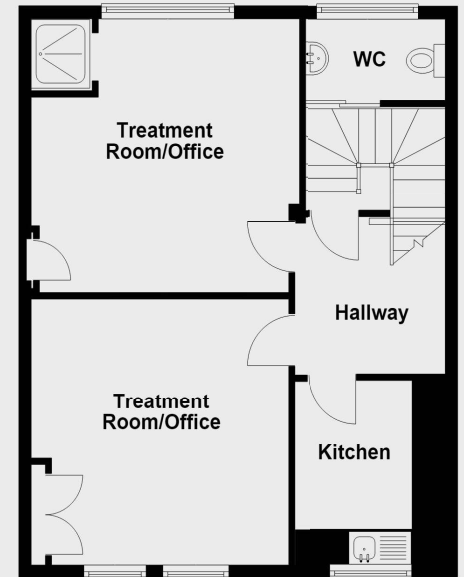
First Floor

Approx. 55.3 sq. metres (595.7 sq. feet)



Second Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



Total area: approx. 176.4 sq. metres (1898.6 sq. feet)

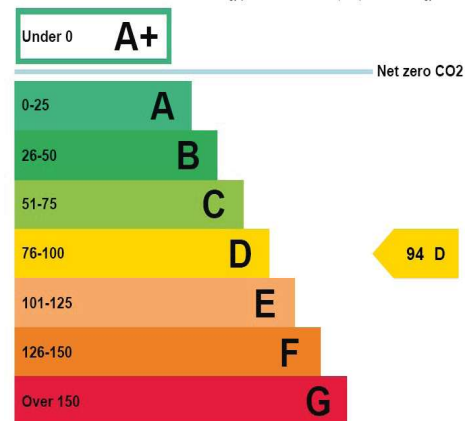
Additional Information

- **Rent:** Stepped
- **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 - £675 + VAT (only payable if Steel & Co are instructed to prepare the lease)

Energy Efficiency Rating



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 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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