



115 High Street

Lowestoft | Suffolk | NR32 1HN

Monthly Rental

£650

- Prominent High Street location in the heart of Lowestoft town centre
- Attractive shop frontage with excellent visibility
- Staff/Visitor Kitchen and WC facilities
- Suitable for a range of uses including retail, office, or treatment rooms
- Secure gated access providing peace of mind and delivery convenience
- Flexible retail layout with multiple use areas
- A short walk from local transport links via bus and rail to Norwich, Great Yarmouth, Beccles, Ipswich and beyond
- Additional room suitable for use as an office, storage, treatment space or second retail area
- High footfall location surrounded by established local and national occupiers





Square Meterage: Approx 44m² | Rateable Value: £4,550 | EPC Rating: E

An excellent opportunity to acquire a well-presented and versatile retail unit situated on Lowestoft's busy High Street, right in the heart of the town centre. The property enjoys strong visibility, steady footfall, and close proximity to a variety of national and independent occupiers, making it an ideal location for a wide range of business types.

The premises offer a flexible internal layout that can easily accommodate retail, office, or service-based operations. The main retail area benefits from an attractive glazed shop frontage, allowing for excellent natural light and prominent window displays.

To the rear, there is a secondary retail, office, or treatment space, providing additional versatility for customer-facing or private use. The property also includes a kitchen area and WC facilities, ensuring comfort and practicality for staff and clients alike.

Externally, a secure gated access provides convenient and safe entry for deliveries, as well as enhanced security outside trading hours.

Overall, this property presents an outstanding opportunity for retailers, professionals, or small business owners seeking a well-located, adaptable, and presentable commercial unit in a thriving town centre setting.

Key Features

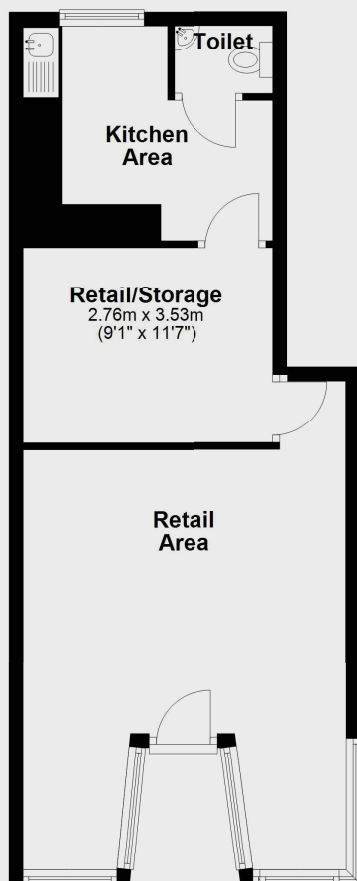
- Prominent position on Lowestoft High Street in the heart of the town centre
- A short walk from local transport links via bus and rail to Norwich, Great Yarmouth, Beccles, Ipswich and beyond
- Attractive shop frontage offering excellent display opportunities
- Bright and welcoming retail area ideal for customer engagement
- Additional room suitable for use as an office, storage, treatment space or second retail area
- Practical kitchen facilities and WC included
- Secure gated access providing peace of mind and delivery convenience
- Well-presented throughout, ready for immediate occupation
- Flexible layout to suit a variety of business types and configurations
- High footfall location surrounded by established local and national occupiers

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

Floor Plans

Ground Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 45.9 sq. metres (494.2 sq. feet)

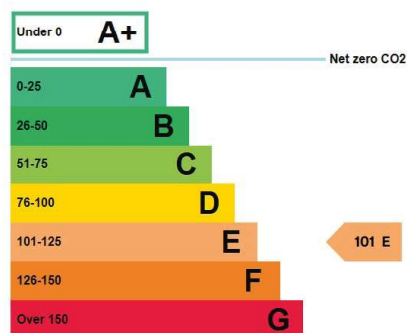
Additional Information

- **Rent:** £7.800 per annum
- **Well presented throughout - ready for immediate occupation**
- **New Lease available - Flexible Terms**

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 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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