

TO LET: PRIME GROUND FLOOR RETAIL OR RESTAURANT PREMISES IN THE HEART OF THE MAIN SHOPPING AREA OF LOWESTOFT

UP TO 205 SQ M (2,205 SQ FT)



51 London Road North, Lowestoft NR32 1AA

- Main open plan area with 4.4m ceiling height and adjoining back office facilities
- Dating from 1875 and Grade II Listed
- Planning potential for A1, A2, A3, A4, A5, D2 & B1 uses
- Close River Waveney and Sea Front
- Further ground and upper floor space may be available by negotiation



Location

Lowestoft is a popular coastal town situated on the Norfolk/Suffolk border about 44 miles northeast of Ipswich and about 25 miles from the City of Norwich. Trains from Lowestoft Station - which is only 150 yards away - link to fast inter-city services from Norwich to London's Liverpool St. Station. Gt. Yarmouth is about 9 miles to the north.

Ipswich itself lies approximately 70 miles north east of London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides good access from Lowestoft to the A14 in the south, a principal link from the Port of Felixstowe (9 miles to the south east of Ipswich) to the East Midlands.

There are good sailing facilities in Lowestoft from the Royal Norfolk & Suffolk Yacht Club and the nearby Norfolk Broads – a major tourist destination.

Situation

The premises are situated in the main trading area of the town near to Marks & Spencer, W H Smith, Boots, Wetherspoons and other main retailers and restaurant/catering outlets; it is very close to the railway station and River Waveney, which provides access to the Broads and is just 200 yards from the sea front, beach and associated leisure facilities.

London Road North is pedestrianised and there are good public parking facilities close by – including those at the Britten Shopping Centre, a short walk to the north.

Description

The premises were built around 1875 and form part of the old Post Office complex, situated within the Conservation Area in the town. They are of traditional brick construction with decorative stone work to the front facade, under offices on the first and second floor which may be the subject of re-development in the near future. The premises have not been used for some time and now require some refurbishment, although they do benefit from gas fired central heating.

Accommodation

(all areas are approximate only and subject to survey)

Ground Floor Retail Area with 4.4 m ceiling	116 sq m	1,248 sq ft
Adjoining Ground Floor	89 sq m	957 sq ft
Total Area	205 sq m	2,205 sq ft

Further ground and upper floor space could be made available by negotiation.

Planning

We have been verbally advised that the property has potential for A1, A2, A3, A4, A5, D2 & B1 uses subject to planning permission being granted; all interested parties should make their own enquiries with Waveney District Council on 01502 562111.

Business Rates

Rateable Value
£43,750

Subject to Re-apportionment

For further information please contact Waveney District Council on 01502 562111.

Services

We understand that mains gas, electricity and water are connected to the property. **NB: None of the services have been tested and it is the responsibility of the proposed tenants to satisfy themselves as to their operation/condition.**

Service Charge

There may be a service charge payable, but this will be the subject of negotiation as part of discussions relevant to the proposed lease.

Terms & Tenure

The premises are available to let, the terms of which will form the basis of negotiation with the freeholder.

Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Energy Performance Certificate

A full copy of the DEC is available upon request, reference number 0497-5694-9910-8290-8703, rating D91.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Viewing

To view or for further information, please contact the sole agents:

Vanessa Penn at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ.
Tel: 01473 211933. Fax: 01473 682266.
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Subject to Contract



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