

Lowestoft - 58 Bridge Road NR32 3LR
First Floor Restaurant to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Lowestoft - 58 Bridge Road NR32 3LR

First Floor Restaurant to Rent



Property Features:

- Comprises large town centre restaurant
- VAT is NOT applicable to this property
- Total area size 371 sq m (4,000 sq ft)
- Flexible terms to fit your needs
- Comes unfurnished
- No premium, agent or legal fees
- Previously rated 4/5 stars on Google Maps, Trip Advisor, Facebook

Property Description:

Comprises large beautiful restaurant arranged over first floor. The property comes unfurnished and benefits from fully equipped kitchen and newly renovated toilets. Ideal for experienced tenant who could get it up and running in very short time.



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £320 per week (PCM: £1,386.66)

Deposit: £4,160

Rateable Value:

Rateable Value - £13,500

Rates Payable - £7,425*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

Oulton Broad is a suburb and electoral ward of Lowestoft in Suffolk, England, located 2 miles (3.2 km) west of the centre of the town. The property is located within walking distance to Oulton Broad North Rail Station. Occupiers close by include number of local traders including café, takeaways, estate agent, hair saloon, amongst others.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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