

## Freehold For Sale

Guide Price : £200,000

129 Bevan Street East, Lowestoft, Suffolk NR32 2AQ



## Town Centre Shop Freehold For Sale

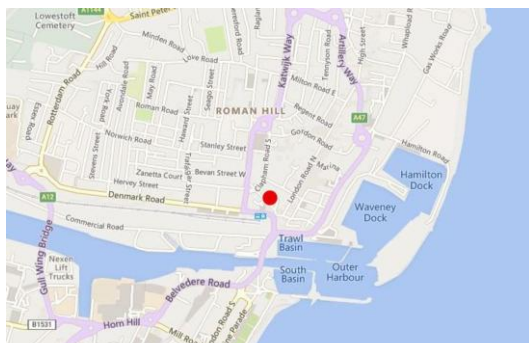
- Town centre location
- 78.9 sq m (849 sq ft) ground floor retail and stores
- 108.5 sq m (1,167 sq ft) first and second floors ancillary
- Attractive first floor bay frontage
- South facing terrace

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First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

# 129 Bevan Street East, Lowestoft, Suffolk NR32 2AQ



## Lowestoft

Lowestoft is England's most Easterly town and second largest in Suffolk with an active port. Employment includes fabrication for the off shore industry, wind farms, CEFAS Laboratory and Birds Eye Factory. The south shore of Lake Lothing has in part undergone re-development with food stores, business parks, small industrial units and marina complexes. A third river/lake crossing was completed in 2024.

Lowestoft forms part of East Suffolk Council's administration area and has an urban population of approximately 71,000 with a summer increase with its involvement in the holiday industry. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the Norfolk Broads.

Lowestoft has excellent connectivity, with a main railway station to London (Liverpool Street (122 miles, approx. 3 hours) and Norwich (28 miles, approx. 42 minutes). Norwich has the nearest major airport. The town is serviced by the A12 trunk road which connects to the A14 near Ipswich (46 miles) and gives access to Felixstowe. The A146 gives access to Beccles and Norwich. The A47 runs 10 miles north to Great Yarmouth.

## Location

The property is located in Lowestoft town centre and in a good trading location just off London Road North. Bevan Street East is a busy vehicular (one way) and pedestrian through route and connects the prime retailing street (London Road North) to Katwijk Way which in turn is the link road to A47/A12. At the intersection of Bevan Street East and London Road North are the Joseph Conrad Free House (Wetherspoon) and HSBC bank.

Retailers close by on London Road North include Marks & Spencer, WH Smith, Tesco Express, Starbucks, Costa, Greggs, Boots, JD Sports and Sports Direct.

## Description

The property occupies a good south facing position and is arranged on ground and two upper floors to provide a shop on the ground floor and with staff / ancillary storage areas within the two floors above. The property is also served by a rear service road for loading and unloading.

The property has a good width frontage which incorporates central entrance door and with full height display windows to either side.

The ground floor provides a well proportioned open trading area which has been fitted to a good standard. Partitioned to the rear is an ancillary store whilst the first and second floors are used as a staff room and for storage purposes.

## Accommodation

Ground floor sales & stores	849 sq. ft	78.87 sq. m
First & second floor ancillary	1,167 sq. ft	108.41 sq. m
<b>Total</b>	<b>2,016 Sq. Ft</b>	<b>187.29 Sq. M</b>



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Ground Floor - shop



Ground Floor - shop



First Floor – front room



First Floor – front room

## Services

Mains water, electricity, gas and drainage are connected to the property.

## Tenure

Freehold. Land Registry Title Number SK211323.

## Terms

The freehold interest is offered for sale at a guide price of £200,000 (subject to contract).

## Possession

Vacant possession upon completion of a sale.

## Planning

Use E - Commercial Business & Service which includes retail and office.

## Business Rates

The current Rateable Value is £7,300. An occupier maybe eligible for 100% business rates relief subject to successful application to East Suffolk Council.

## EPC

The Property has an Energy Performance Rating of "C" (Rating 69). The Certificate and Recommendation Report are available upon request.

## VAT

We understand that the property is not elected for VAT.

## Legal Costs

Both parties will be responsible for their own legal costs.

# 129 Bevan Street East, Lowestoft, Suffolk NR32 2AQ



## Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Agent Details

For further details please contact:

**Hamish Duncan**

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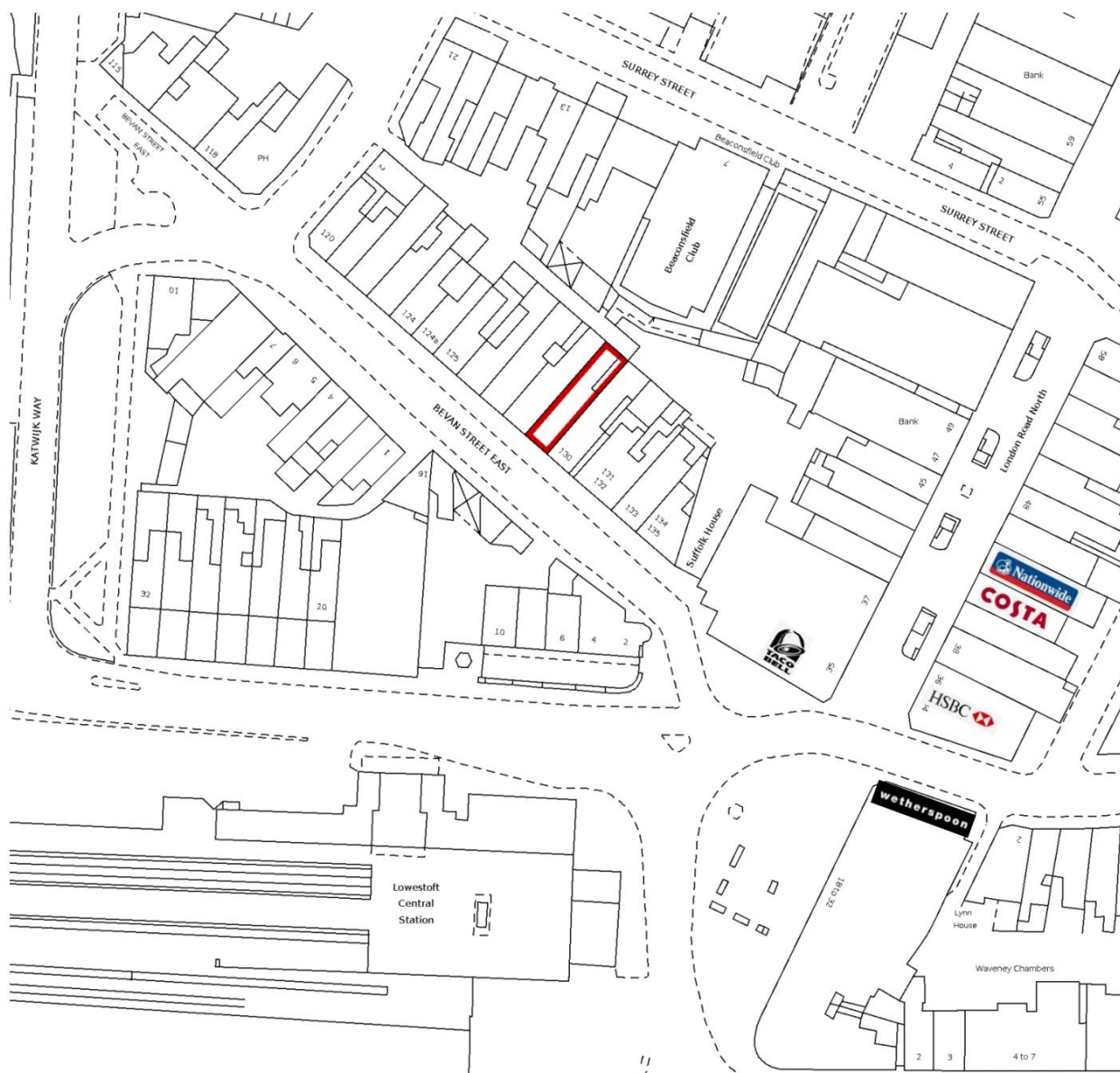
## Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

## Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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NOT TO SCALE