

LOT 65 - Lowestoft

Commercial Auction - 10th June 2026



Vacant Freehold Shop

60/62 London Road North, Lowestoft, Suffolk, NR32 1ET

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GUIDE PRICE *

£200,000+

Commercial - 10th June 2026

Live Stream (the first lot to be offered at 11.00 am)

Key Features

- Prominent corner location
- Pedestrianised town centre location
- Comprises 831.40 sq m (8,949 sq ft)
- Potential for redevelopment of upper floors (subject to all necessary consents)
- VAT is not applicable

Vacant

Tenure

Freehold

Location

- ★ Lowestoft is located some 28 miles south east of Norwich and 44 miles north east of Ipswich. It benefits from an influx of visitors during the Summer months
- 📍 The town is located at the junctions of the A12 & A146 main roads
- 🚉 Lowestoft Railway Station provides services to London Liverpool Street
- 📍 The property occupies a prominent corner location at the junction of London Road North with Beach Road
- 🏪 Occupiers close by include J D Sports, Boots, Marks and Spencer, New Look, Greggs, Vodafone, Barclays Bank.

Additional Information

- The property benefits from a frontage to Grove Road to the rear



Planning

- The property may lend itself to a variety of alternative uses and redevelopment of the upper floors, subject to obtaining all the necessary consents. All enquiries should be made with the local authority: Website: www.eastsuffolk.gov.uk/planning-and-building-control

VAT - VAT is not applicable to this Lot.

Allsop

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Schedule

Present Lessee	Accommodation		
Vacant	Ground floor	300.10 sq m	3,230 sq ft
	First floor	283.30 sq m	3,049 sq ft
	Second floor	203.80 sq m	2,194 sq ft
	Basement	44.20 sq m	476 sq ft
	Total	831.4 sq m	8,949 sq ft

NB. Not inspected by Allsop floor areas provided by Joint Auctioneer

Featured 1



Featured 2



Featured 3



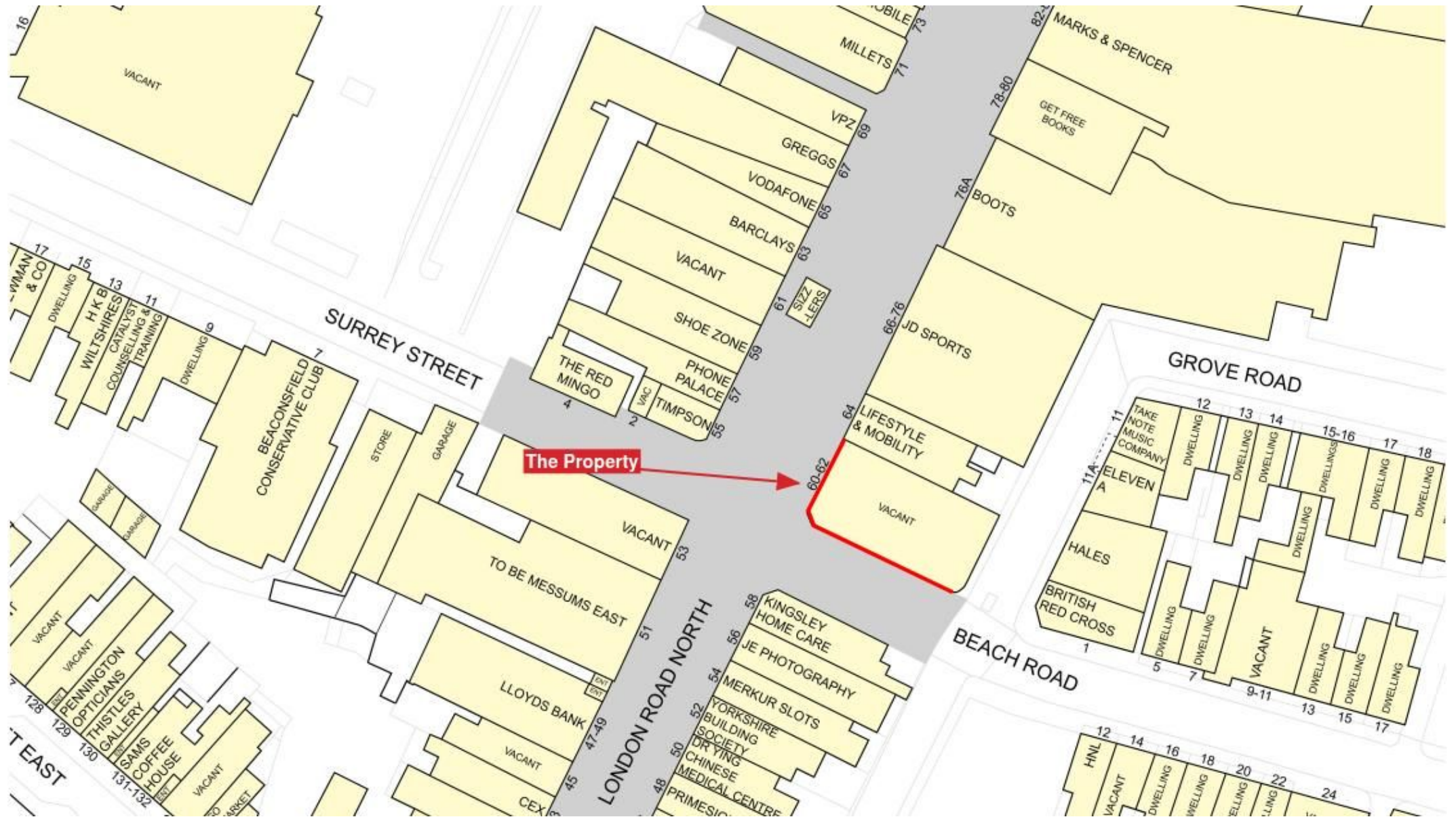
Featured 4



Featured 5



GOAD Map





Disclaimer

-- **Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
 - All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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