

New Lease Available

Initial Rent : £19,000 per annum

Town Garage, Wollaston Road, Lowestoft, Suffolk NR32 2PD



Versatile Commercial Unit - TO LET

- Workshop / warehouse premises
- Ground floor 1,694 sq ft (157.5 sq m)
- First floor 1,295 sq ft (120.3 sq m)
- Most recent use as vehicle repair workshop
- Prominent corner location
- Close town centre

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First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

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Location

Lowestoft is England's most Easterly town and has 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 is currently under construction.

Lowestoft forms part of East Suffolk Council's administration area and has a population of about 60,000 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 a main railway station (Liverpool Street London, approx. 3 hours) and Norwich, approx. 42 minutes. The town is serviced by the A12 trunk road which connects to the A14 near Ipswich and gives access to Felixstowe. The A146 gives access to Beccles and Norwich and the A11 / A14 / M11 connect to London and the Midlands. The A47 runs 10 miles north to Great Yarmouth.

The property is located to the east of Lowestoft town centre at the junction of Wollaston Road and Camp Road. The immediate area is characterised by warehouse occupiers and residential properties.

Description

The property occupies a prominent corner location and comprises a detached workshop / warehouse with two vehicular entry doors (roller shutters) and customer reception entrance.

Each vehicular access door measures 3.0m wide x 3.2m high and with height to underside of eaves in the main workshop of 3.3m. There are two inspection pits and a staff WC.

At first floor level is an open stores area, front office with good natural daylight and staff room.

Accommodation

Ground floor - Workshop / warehouse	1,694 sq. ft	157.37 sq. m
First floor – Office, stores, and staff	1,295 sq. ft	120.31 sq. m
Total	2,989 Sq. Ft	277.68 Sq. M

Services

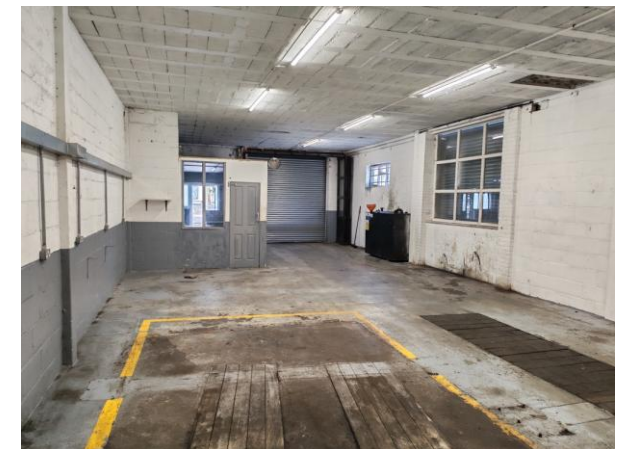
Mains water, electricity and drainage are connected to the property.

Tenure

Leasehold.

Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £19,000 per annum exclusive.



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Possession

Vacant possession upon completion of a new lease.

Planning

Vehicle repair workshop. Potential for alternative uses without the need for planning consent (contact agent for further information).

Business Rates

RV - £17,000.

Rates payable approximately £7,344 for 2026/27.

EPC

The Property has an Energy Performance Rating of "E" (Rating 119). The Certificate and Recommendation Report are available upon request.

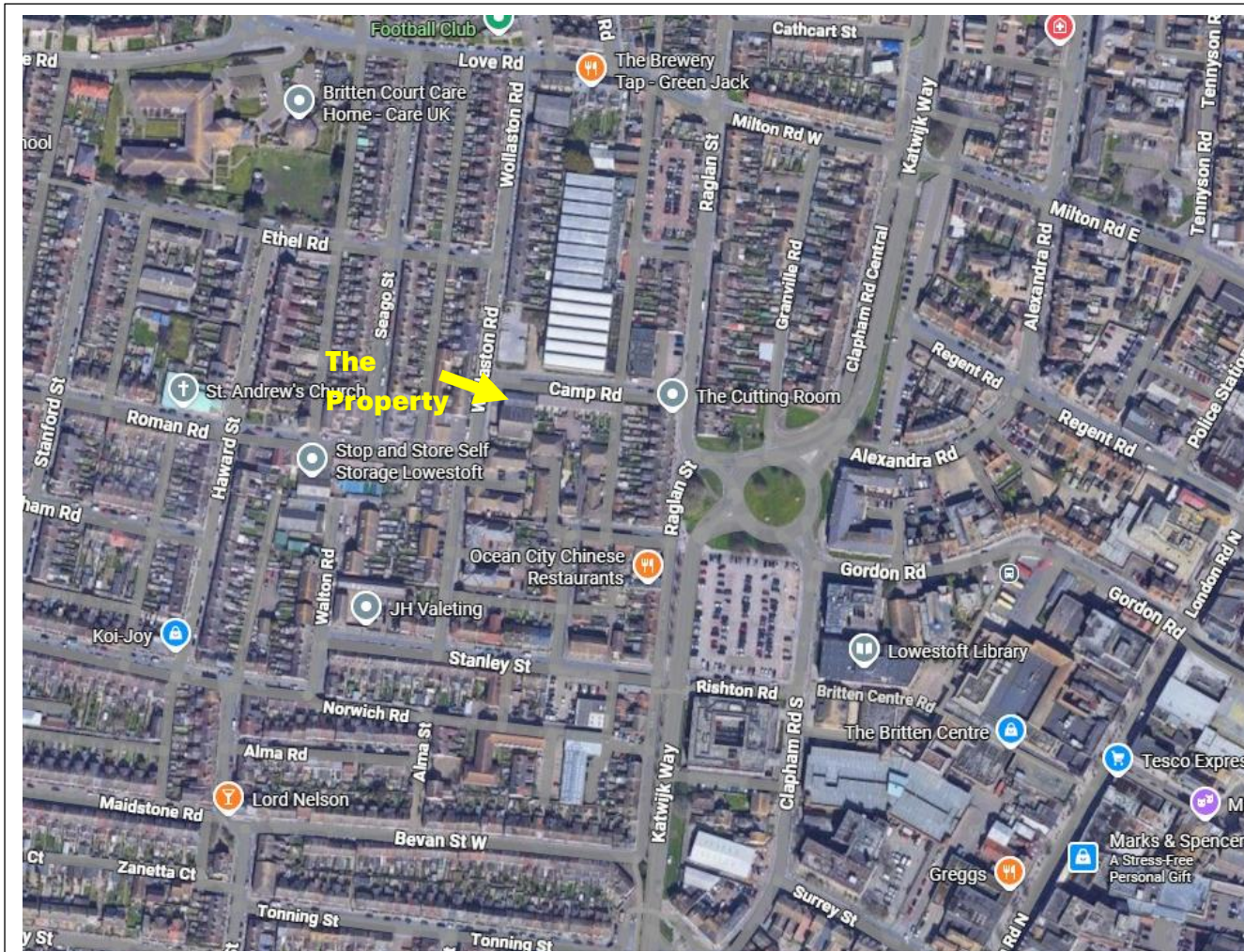
VAT

VAT will not be applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs.

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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:

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www.eastcommercial.co.uk

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

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