



# 181 London Road North

Lowestoft | Suffolk | NR32 1HG

Monthly Rental

**£800 PCM**

- Prime High Street position with excellent visibility
- Large display window offering strong street presence
- Generous, versatile, open-plan trading space
- Three additional ancillary rooms, suitable for storage, breakout areas or workspaces
- WC to the rear of the unit
- Busy pedestrian and vehicular traffic flow
- Flexible use potential (subject to planning)





**Square Meterage: Approx 251m<sup>2</sup> | Rateable Value: £6,600 | EPC Rating: D**

Occupying a highly visible position on the busy and vibrant Lowestoft High Street, this substantial commercial unit presents an outstanding opportunity for a variety of business uses. With its traditional shop frontage, striking green façade, and expansive display windows, the property ensures strong street presence and excellent natural light throughout the main trading area.

The property offers a generous open-plan shop floor, providing flexibility for a wide range of layouts – ideal for retail, showroom, office, or service-based businesses. Beyond the main trading area, the unit benefits from multiple ancillary rooms that can be utilised as storage, staff facilities, or private workspaces. A WC is also located towards the rear for convenience.

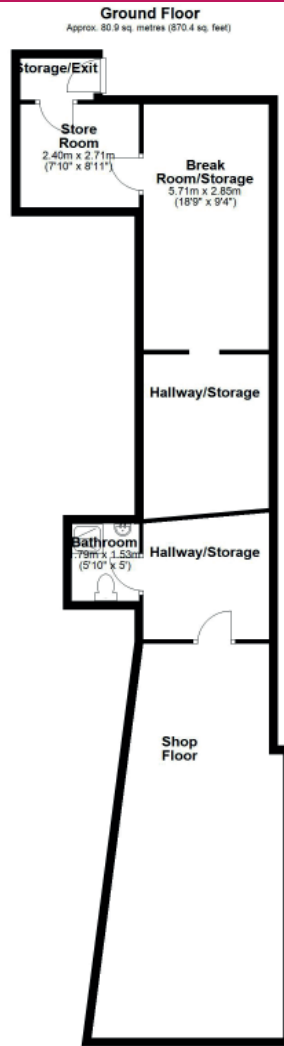
Situated on one of Lowestoft's main commercial thoroughfares, the property benefits from excellent footfall, a mix of independent traders and national retailers nearby, and great visibility to passing pedestrian and vehicular traffic. With public transport links close by and ample amenities within walking distance, this is an ideal spot for any business looking to grow and establish a presence in the town.

### Key Features

- Prime High Street Position with Excellent Visibility
- Large display window offering strong street presence
- Generous, versatile, open-plan trading space
- Three additional ancillary rooms, suitable for storage, breakout areas or workspaces
- WC to the rear of the unit
- Busy pedestrian and vehicular traffic flow
- Close to local bus and train links
- Positioned in the heart of the town centre, close to local transport, amenities and award-winning beach

If you wish to view this property or require any further information please contact us on 01502 446000

# Floor Plans



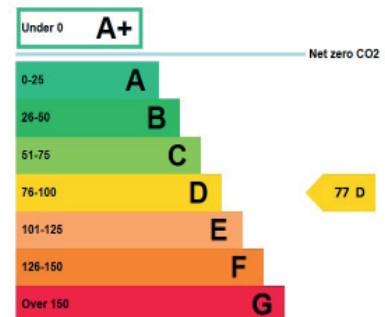
## Additional Information

- **Rent:** £9,600 Per Annum - £800 Per Month
- **Opportunity to acquire a newly refurbished shop in Lowestoft's town centre**
- **New Lease available - Flexible Terms**

## Energy Efficiency Rating

### Energy rating and score

This property's energy rating is D.



## Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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**Steel & Co**

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