



Lowestoft – 3-4 Golden Court, Bridge Road NR32 3LU
Double Fronted Retail Shop to Rent



BLUE ALPINE
PROPERTY CONSULTANTS



Lowestoft – 3-4 Golden Court, Bridge Road NR32 3LU

Double Fronted Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- Benefits from vehicular access at rear
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated within 2 minutes walk from Oulton Broad North Rail Station, with occupiers close by include number of restaurants, takeaway, hair salon, pharmacy, pubs and others.

Property Description:

Comprises double fronted ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 115 sq m (1,238 sq ft)

Open plan retail, storage, wc



Lowestoft – 3-4 Golden Court, Bridge Road NR32 3LU

Double Fronted Retail Shop to Rent



Terms:

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

Rent Year 1: £165 per week (PCM: £715)

Rent Year 2: £190 per week (PCM: £823.33)

Deposit: £2,470 (3 Months)

Rateable Value:

Rateable Value - £10,000 p.a.

Rates Payable - £0*

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

EPC:

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



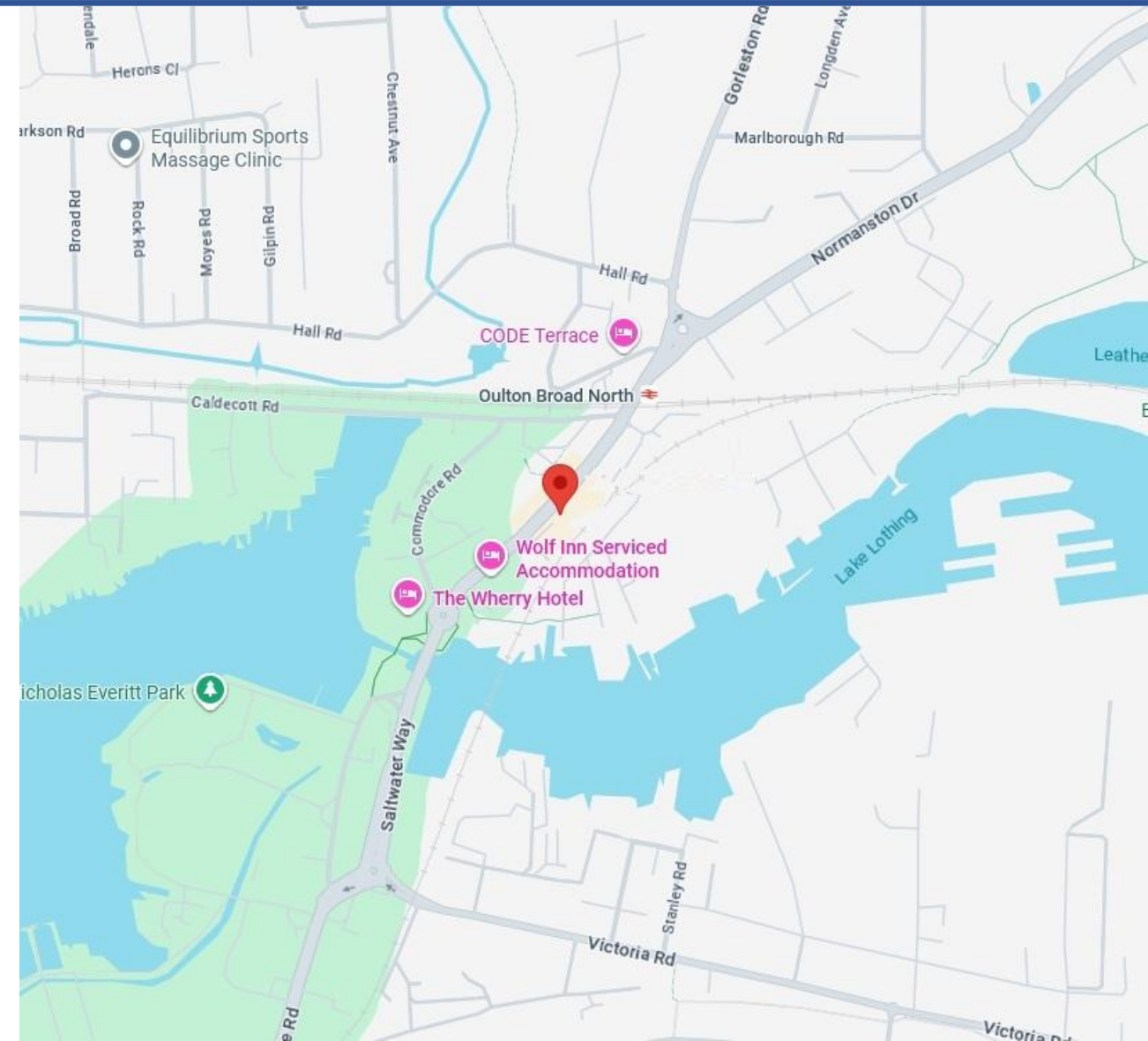
Lowestoft – 3-4 Golden Court, Bridge Road NR32 3LU

Double Fronted Retail Shop to Rent



Location:

The property is situated on the east side of Bridge Road, to the east of its junction with Harbour Road. A range of shops and amenities is available along Bridge Road (A146). Oulton Broad North Rail Station is approximately 2 minutes' walk to the north-east. The A146, A47 and A12 are easily accessible. Occupiers close by include number of restaurants/ takeaway, hair salon, pharmacy, pubs and others.



Lowestoft – 3-4 Golden Court, Bridge Road NR32 3LU

Double Fronted Retail Shop to Rent

Contacts:

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



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



BLUE ALPINE

PROPERTY CONSULTANTS