

Freehold Opportunity

£375,000



# 66-77 LONDON ROAD SOUTH, LOWESTOFT

Prominent mixed-use freehold opportunity comprising a former car showroom with large workshop, offices, two refurbishment-required flats and development potential, situated on a 0.36 acre site in a busy London Road South location.

Lowestoft, Suffolk.

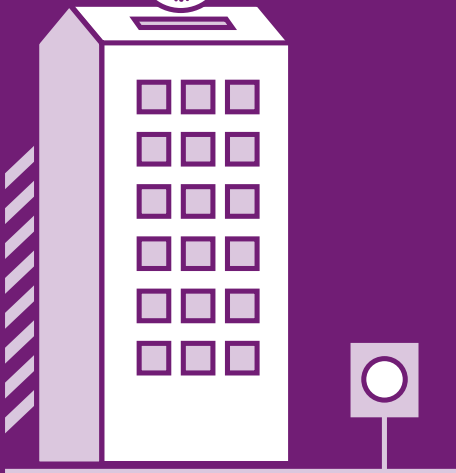
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# PROPERTY SUMMARY



- 1.** Substantial mixed-use freehold comprising former car showroom, large workshop, offices and two residential flats above
- 2.** Prominent London Road South location with high passing traffic and strong footfall
- 3.** Large 0.36 acre site (approx. 15,495 sq ft) with parking to the front and rear
- 4.** Development and asset management potential including subdivision of commercial space (STP)
- 5.** Dual access from London Road South and St John's Road, plus separate brick-built storage unit to the rear

# DESCRIPTION



Paul Hubbard Commercial are delighted to present a fantastic commercial investment opportunity, situated on busy London Road South in Lowestoft.

The premises comprises a substantial mixed-use property situated in a prominent position on one of Lowestoft's main commercial areas.

The property consists of a former car showroom with a large workshop area, multiple offices and ancillary accommodation at ground floor level, together with two self-contained residential flats above. The flats are currently vacant and require full refurbishment, presenting an opportunity for improvement and potential value uplift.

The ground floor commercial element provides extensive showroom space to the front with a large workshop to the rear, in addition to several private offices, WCs and supporting areas. The layout offers flexibility and may lend itself to subdivision, allowing the premises to be occupied by multiple businesses or let as separate commercial units, subject to any necessary consents.

Externally, the site benefits from ample parking and yard space to both the front and rear of the property, together with a separate brick-built storage unit located at the rear. The rear of the site is accessed via St John's Road, while the main frontage and customer access is from London Road South, providing excellent accessibility and operational flexibility.

The property occupies a busy and highly visible location benefiting from strong levels of passing traffic and footfall. It is within walking distance of Lowestoft town centre, the beach, the train station and the main high street, making it suitable for a wide range of commercial uses including motor trade, retail, trade counter, leisure or alternative business uses.

The overall site extends to approximately 15,495 sq ft (0.36 acres) and may offer development potential subject to planning permission. The commercial premises have a rateable value of £44,750 and an EPC rating of E, with the residential EPCs to be confirmed. The freehold interest is available for £375,000

















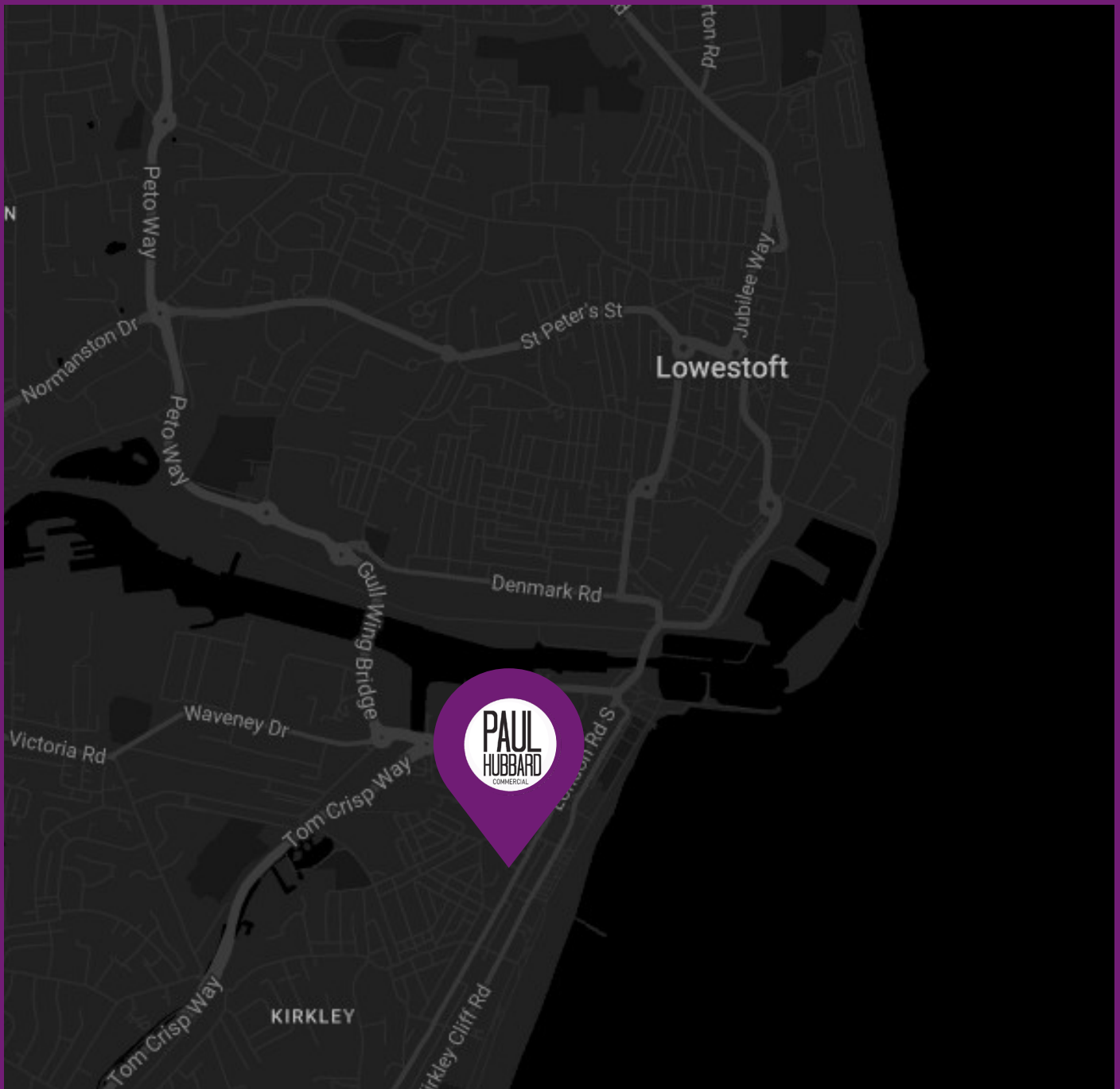


# LOCATION



**66-77 London Road South  
Lowestoft  
Suffolk  
NR33 0AS**

Lowestoft is a busy coastal town located on the Suffolk coast approximately 23 miles south-east of Norwich and 10 miles south of Great Yarmouth. The town serves as an important commercial and retail centre for the surrounding area and benefits from strong transport links via the A12 and A47, providing access to Norwich, Ipswich and the wider regional road network. Lowestoft also benefits from a mainline railway station with direct services to Norwich and onward connections to London. The town's economy is supported by a mix of retail, tourism, offshore energy, and port-related industries, with its seafront, beaches and regenerated town centre attracting both visitors and local footfall throughout the year.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 4 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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## CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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HUBBARD**  
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