

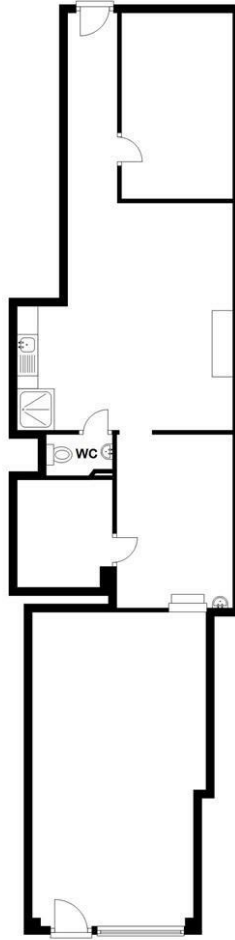
122 Bevan Street East, Lowestoft, Suffolk, NR32 2AQ

Spacious and versatile 1,018 sq ft retail unit in a prime Lowestoft town centre location, offering high footfall, rear access, flexible lease terms and an introductory rent-free offer

- Approx. 1,018 sq ft of versatile retail space
- Prime town centre location close to London Road North
- High footfall area with excellent visibility
- Suitable for Class E uses – retail, salon, office or café
- Rear access ideal for deliveries or staff entry
- EICR certified – fully compliant and ready for occupation
- Flexible lease terms available to suit tenant needs
- Introductory offer: first 2 months rent-free
- Discounted rent of £500 per month for the first year
- Convenient nearby parking and strong transport links

£500 Per Calendar Month

Ground Floor
Approx. 94.6 sq. metres (1018.4 sq. feet)



Total area: approx. 94.6 sq. metres (1018.4 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	