

Leasehold Opportunity

£20,000pa

[www.paulhubbardonline.com/commercial](http://www.paulhubbardonline.com/commercial)



158/162 LONDON ROAD NORTH

Bright, spacious, open-plan retail unit with abundance of storage space, prime high street location, benefiting from high foot fall all year round.

Lowestoft, Suffolk.

☎ 01502 532 028

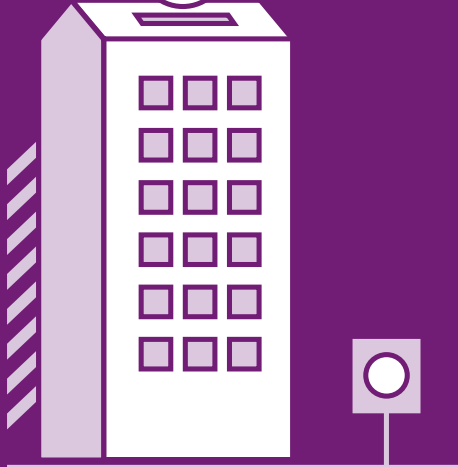
✉ [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

**PAUL  
HUBBARD**  
COMMERCIAL





# BUSINESS SUMMARY



- 1.** Approx. 3625sq ft. of floorspace.
- 2.** Large, double-fronted retail unit in prominent part of Lowestoft's busy high street.
- 3.** Located in busy commercial area, just a stone's throw from the main high street and train station.
- 4.** Spacious, open plan retail area with huge potential for national chains to take advantage of the high footfall.
- 5.** Abundance of storage space to the rear of the property.

# DESCRIPTION



**Paul Hubbard Commercial is pleased to present this prime retail unit, situated on London Road North in Lowestoft.**

Just a stone's throw from Lowestoft train station and bus station, and nestled amongst other national chains such as Taco Bell, Sports Direct, Boots, Subway, Costa Coffee, HSBC and Nationwide, the property is perfectly located for a big brand to expand into Lowestoft and take advantage of the region's growing popularity.

The unit has been home to the British Heart Foundation for a number of years, however it has now become vacant and is ready to view immediately.

The property comprises a spacious, open plan retail area at the front of the property, with a large storage area, WC, kitchenette, secondary storage area, office and rear access for deliveries at the back of the property.

The unit is available on a long lease, with a starting rent of £20,000pa. The rateable value for the property is currently £25,500, however any potential tenants are encouraged to contact East Suffolk Council for guidance on any business rates payable.

Internal Measurements:

Retail Area: 14.07m x 17.93m

Main Storage Area: 14.61m x 8.91m

Storage 2: 2.65m x 2.09m

Storage 3/Office: 3.35m x 4.32m

Kitchenette: 1.20m x 0.91m

WC: 2.17m x 1.01m





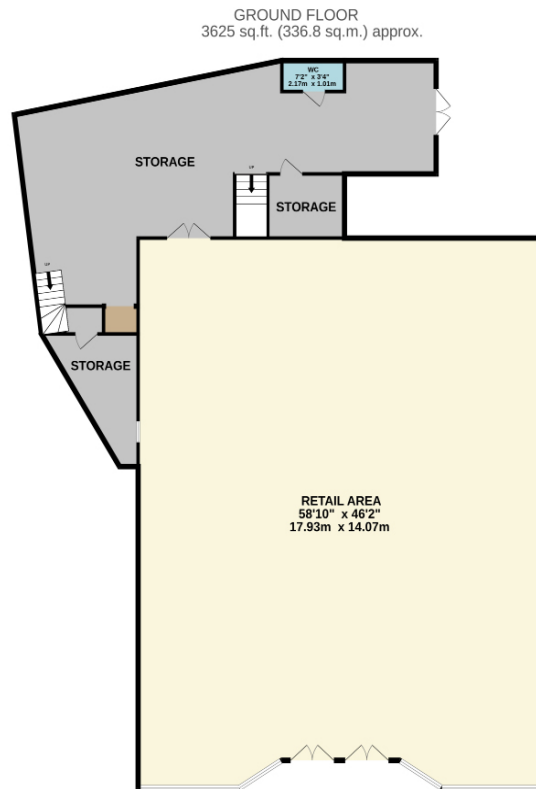








# FLOORPLAN



TOTAL FLOOR AREA: 3625 sq.ft. (336.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# RATES

Rateable Value: (1st April 2023 - present)

**£25,500**

**For guidance on business rates, please contact  
East Suffolk Council for more information.**

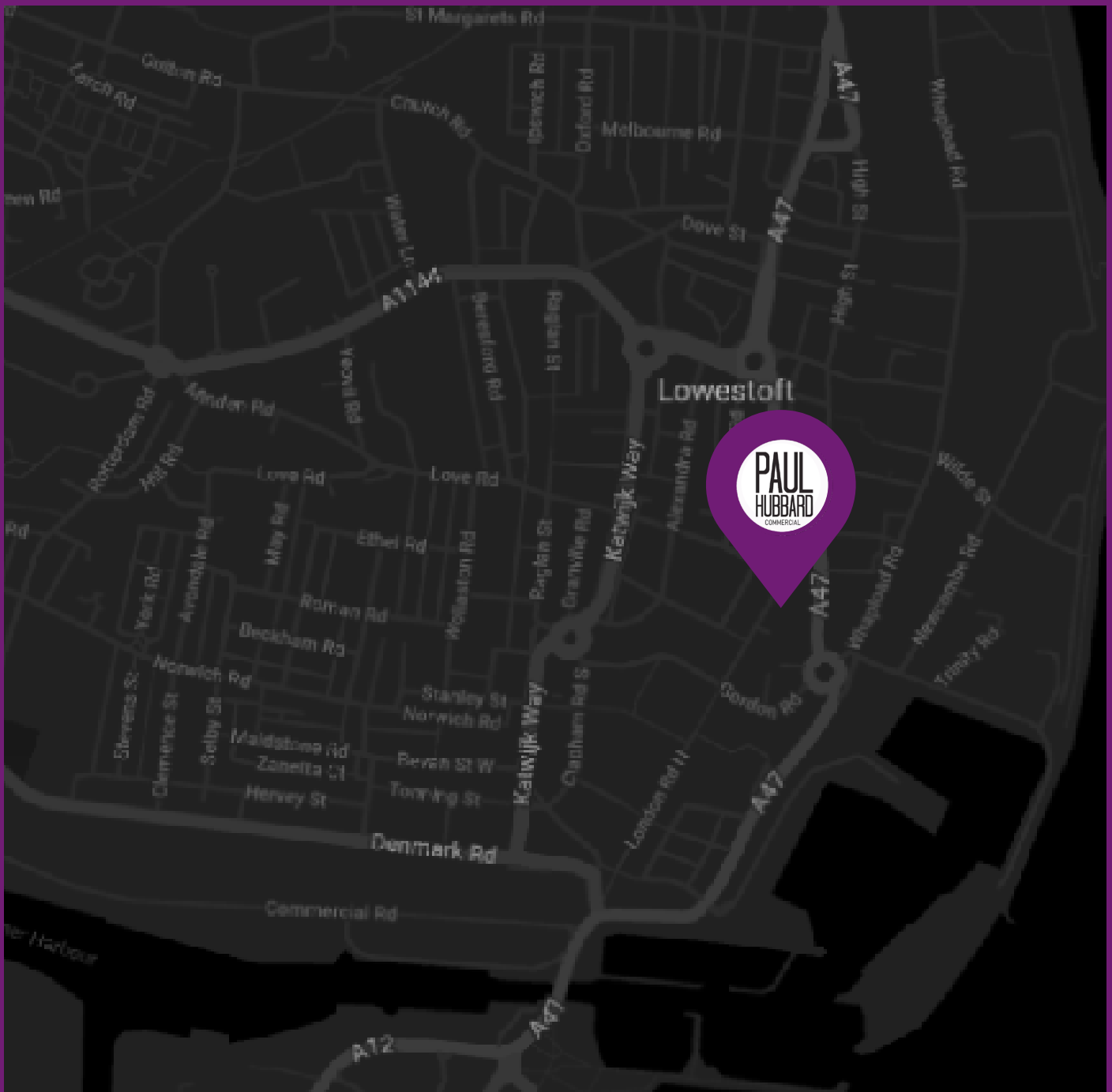


# LOCATION



**158-162, London Road North**  
**Lowestoft**  
**Suffolk**  
**NR32 1HB**

Nestled on the scenic coast of Suffolk, Lowestoft boasts a prime location with easy access to major urban centers, making it an ideal investment opportunity. Just a stone's throw away from the historic city of Norwich, renowned for its cultural charm and vibrant atmosphere, Lowestoft offers residents and businesses alike the perfect balance between coastal tranquility and urban convenience. Additionally, its proximity to Ipswich, a bustling town with a rich maritime heritage, further enhances its appeal. With excellent transportation links, including a direct rail connection to London, potential investors can capitalise on Lowestoft's strategic position as a gateway to both regional and international markets. Whether you seek a picturesque seaside retreat or a thriving business hub, Lowestoft presents an unparalleled opportunity for growth and prosperity.



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 2 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 Kayleigh Thorp at Paul Hubbard Commercial Ltd

**01502 532 028**

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