

Business Sale

£70,000



MOHAMMED'S TASTE OF INDIA, LOWESTOFT

Fully equipped 60–70 cover restaurant business for sale at £70,000 in a prime position opposite Lowestoft Train Station, with flexible lease terms from 5–21 years at £1,200pcm and spacious six-bedroom accommodation above.

Lowestoft, Suffolk.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY

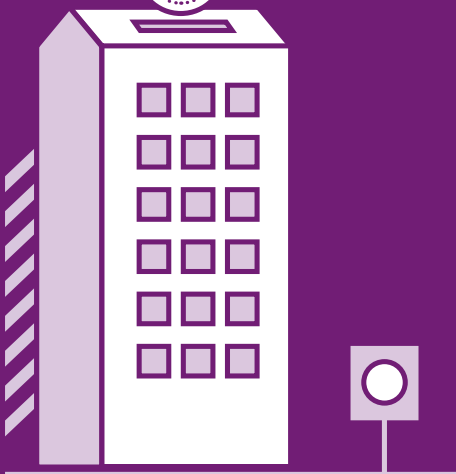
1. Business for sale at £70,000 with rent of £1,200pcm, available on a new lease up to 21 years (5+ years considered).

2. Prime ground floor restaurant directly opposite Lowestoft Train Station at the base of busy London Road North, benefiting from strong footfall and passing traffic.

3. Fully fitted and equipped premises with approximately 60–70 covers, allowing immediate day-one trading.

4. Currently trading six days per week with established online delivery platforms including JustEat, Deliveroo and Foodhub; no business rates payable (RV £10,250).

5. Spacious six-bedroom residential accommodation above with separate access, suitable for owner-occupiers, staff use, or potential subletting (subject to lease).



DESCRIPTION



Paul Hubbard Commercial are proud to present a fantastic opportunity to take on a highly popular local business in a prime location in Lowestoft.

An excellent opportunity to acquire a fully equipped and well-established restaurant business, prominently positioned within Station Square, directly opposite Lowestoft Train Station and at the southern end of London Road North, one of the town's busiest commercial locations.

The premises benefit from exceptional levels of passing footfall and vehicle traffic throughout the year from both local residents and visiting tourists.

The ground floor restaurant provides approximately 60–70 covers within a well-presented dining environment and is offered as a business-only sale.

The property comes fully fitted with a commercial kitchen and all fixtures and fittings required to continue trading immediately, presenting a genuine turnkey opportunity for an incoming operator.

The business currently trades six days per week offering both lunch and evening service and benefits from established online ordering via JustEat, Deliveroo and Foodhub platforms.

The lease terms are flexible, with a new long-term lease available for up to 21 years, although a shorter term from 5 years upwards may also be considered.

The passing rent is £1,200 per calendar month. The rateable value is £10,250 and, subject to status, there are currently no business rates payable.

Above the restaurant is a substantial six-bedroom residential accommodation arranged over the upper floors, accessed via a separate entrance.

The space is currently utilised for staff accommodation but could suit a larger owner-operator family or potentially provide additional income through subletting, subject to lease terms.

All costs relating to the assignment of the existing lease, or the drafting of a new lease are to be covered by the buyer.









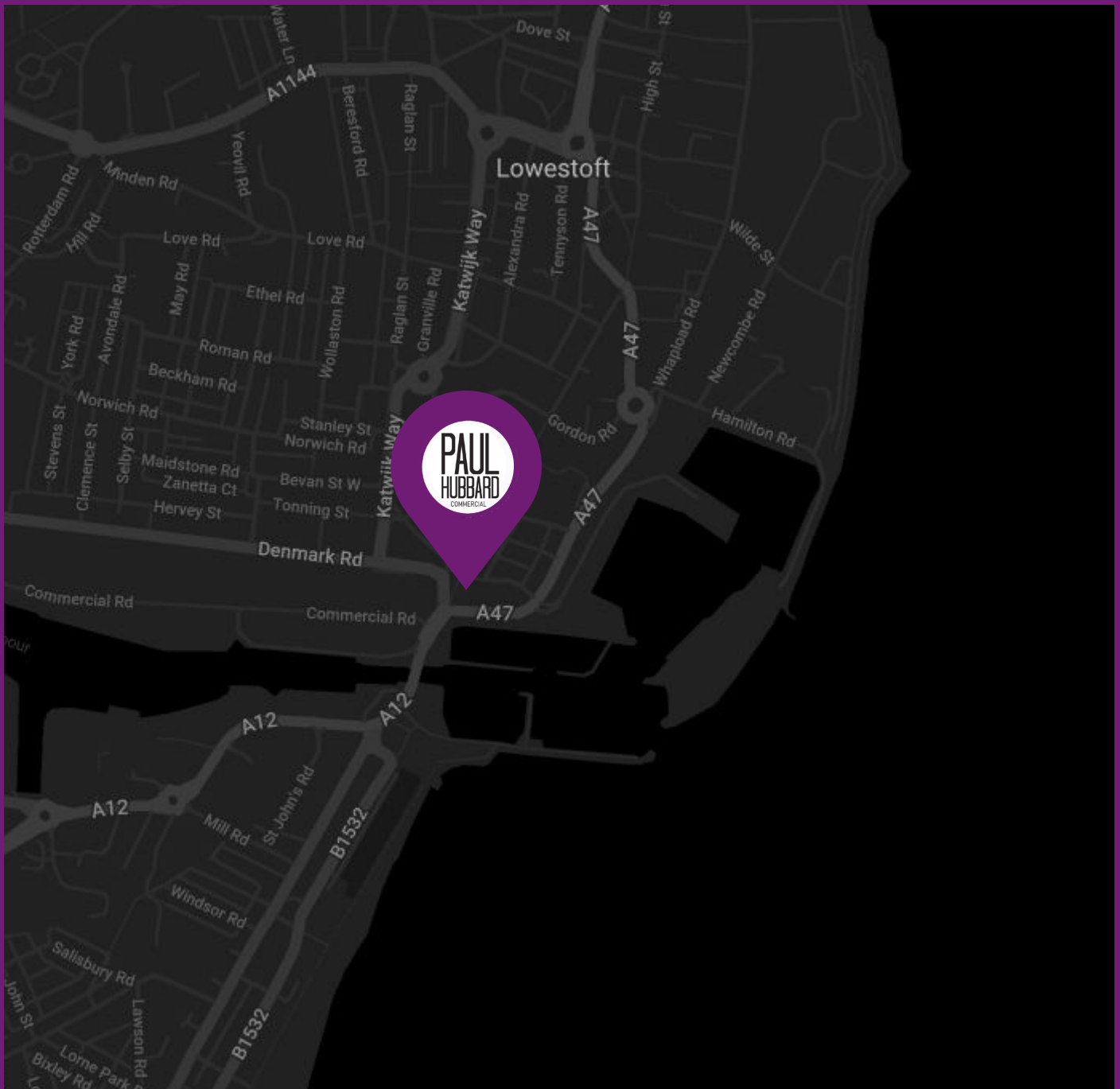


LOCATION



**Mohammed's Taste of India
Unit 8, 18-32 Station Square
Lowestoft
Suffolk
NR32 1BA**

Lowestoft is a prominent coastal town in Suffolk and the most easterly point of the UK, known for its strong maritime heritage, sandy beaches and growing investment into regeneration and tourism. The town offers a mix of established retail areas, a busy working port, and popular seafront attractions, alongside direct rail links to Norwich and regular road connections via the A12 and A47. With a resident population supported by seasonal visitors, Lowestoft provides a diverse customer base for local businesses, while ongoing redevelopment projects continue to enhance its commercial appeal and long-term economic outlook.



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.

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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