

Freehold Opportunity

£135,000

www.paulhubbardonline.com/commercial



4 CARLTON ROAD, LOWESTOFT

Mixed-use freehold investment opportunity comprising a vacant ground floor retail unit and a separate two-bedroom flat producing £700 pcm, offered with excellent asset management potential.

Lowestoft, Suffolk.

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PROPERTY SUMMARY

- 1.** Mixed-use freehold investment opportunity
- 2.** Vacant ground floor retail unit extending to approximately 538 sq ft
- 3.** Self-contained two-bedroom flat (approx. 474 sq ft) producing £700 pcm
- 4.** Commercial unit EPC C | Flat EPC D | Rateable Value £4,300
- 5.** Excellent asset management opportunity with scope to refurbish and increase future returns



DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market this attractive mixed-use freehold investment opportunity, occupying a prominent position on Carlton Road in South Lowestoft.

The property comprises a vacant ground floor retail unit with a self-contained two-bedroom flat above, offering excellent potential for investors looking to add value through refurbishment and reletting.

The ground floor extends to approximately 538 sq ft (50 sq m) and comprises a bright front retail area, rear kitchen/storage space, lean-to, and WC. Whilst currently vacant and requiring a programme of refurbishment, the unit offers an excellent opportunity to improve the accommodation and secure a new commercial tenant. The property has an EPC rating of C and a rateable value of £4,300.

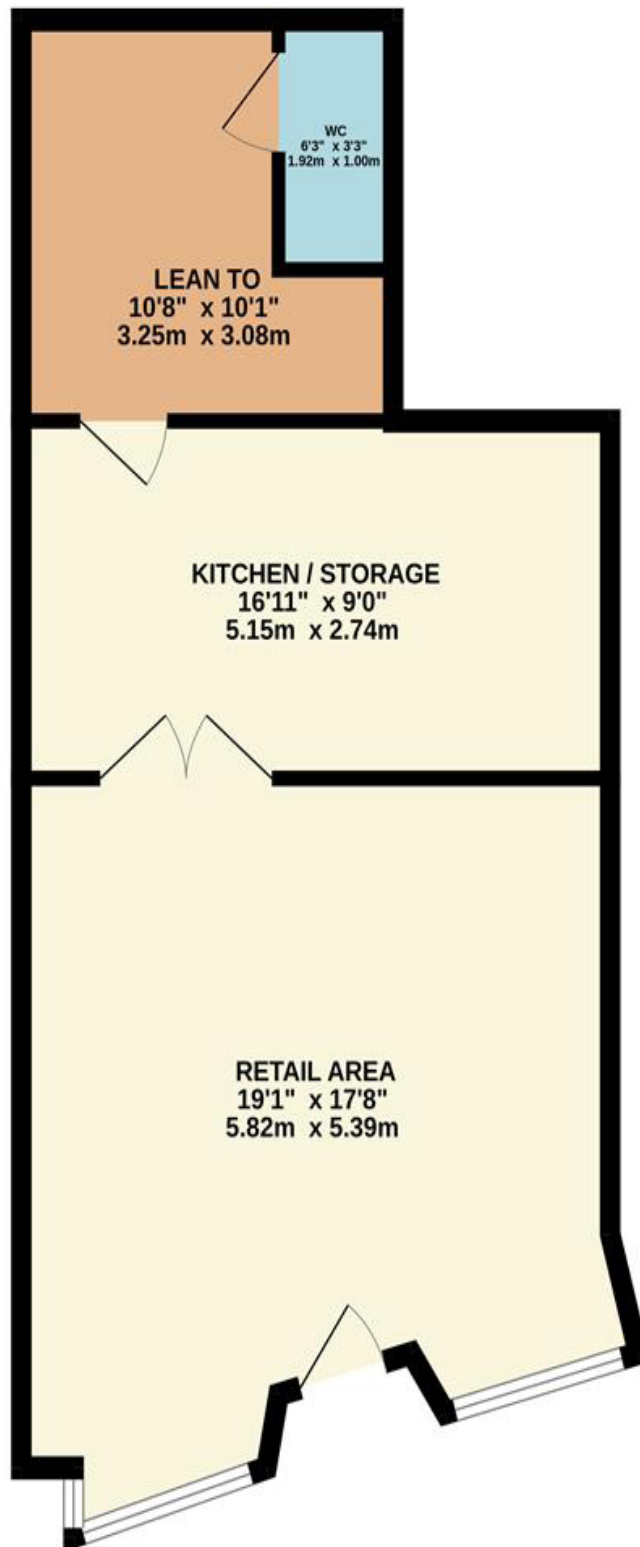
Accessed independently from the front, the first floor provides a well-proportioned two-bedroom flat extending to approximately 474 sq ft. The accommodation comprises an open-plan living area with fitted kitchen, two bedrooms, shower room and useful storage. The flat is currently let on a periodic tenancy at £700 per calendar month (£8,400 per annum), providing an immediate income stream. The flat has an EPC rating of D.

Offered for sale with the benefit of residential income already in place and vacant possession of the commercial unit, this property presents an excellent opportunity for investors.

Following refurbishment, the commercial unit is considered capable of achieving a rent in the region of £500 - £550 pcm, allowing a purchaser to increase the overall rental income whilst enhancing the long-term value of the asset.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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 mis-statement. 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.

Blackwell Electronic 20/07/20

GROUND FLOOR

1ST FLOOR



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RATES

Rateable Value:

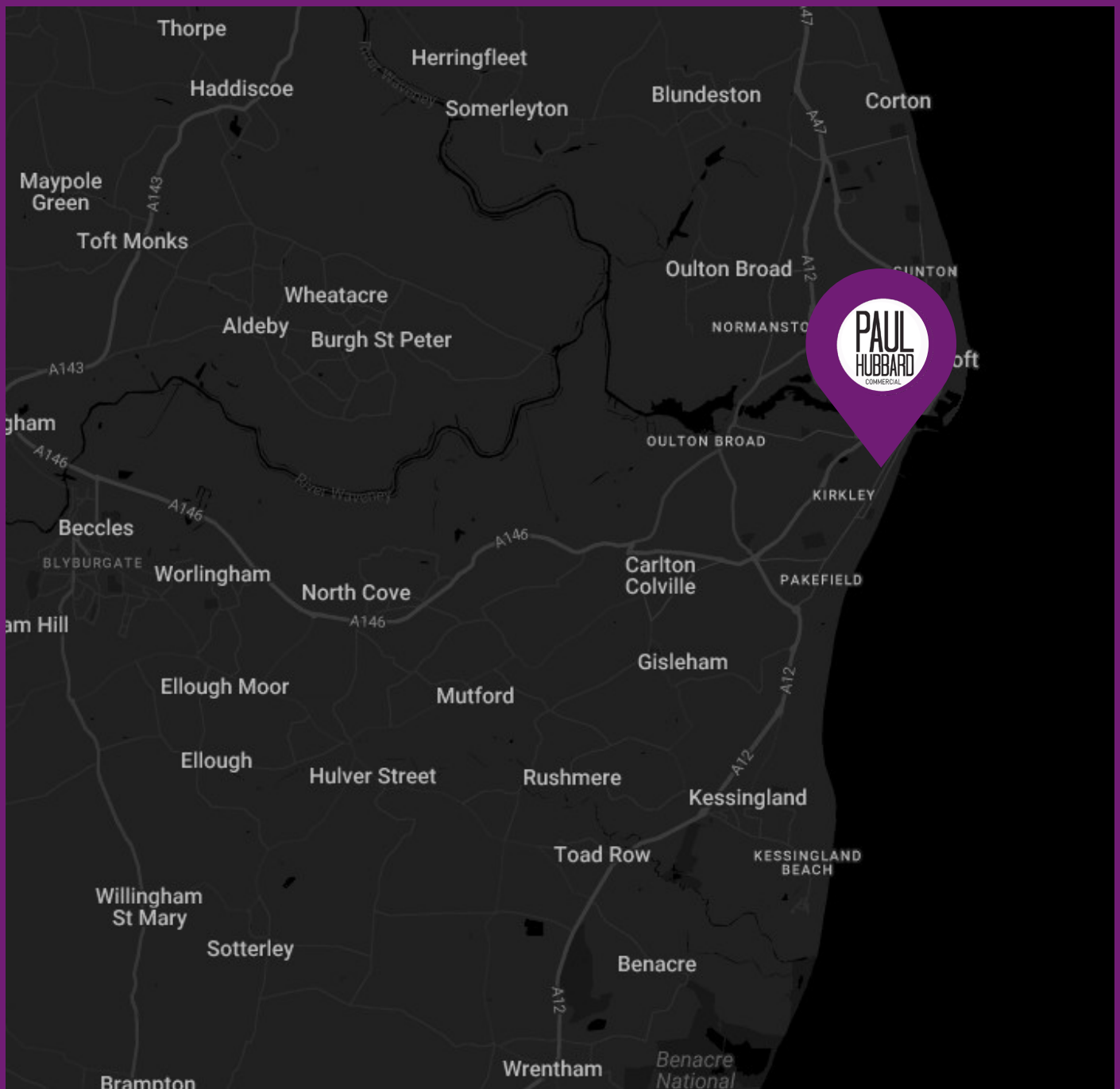
£4,300

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



**4 Carlton Road
Kirkley
Lowestoft
Suffolk
NR33 0RY**

Lowestoft is a thriving East Suffolk coastal town offering a strategic commercial base with strong transport links, a skilled local workforce, and an established mix of industrial, retail, leisure, and office occupiers. As the UK's most easterly point, the town benefits from ongoing regeneration investment, growing offshore energy activity, and a diverse business base. Key regional centres are easily accessible, including Great Yarmouth (approx. 10 miles), Norwich (approx. 26 miles), Ipswich (approx. 45 miles), and Cambridge (approx. 75 miles). With competitive occupancy costs and excellent connectivity across the wider region, Lowestoft presents an attractive environment for businesses seeking expansion or relocation.



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 upfront 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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