Leasehold Opportunity

£900pcm

www.paulhubbardonline.com/commercial



156 LONDON ROAD NORTH

Spacious and versatile ground-floor commercial unit on London Road North, offering approximately 1,005 sq f of floorspace and high footfall.

Lowestoft, Suffolk.

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PAUL HUBBARD COMMERCIAL



PROPERTY SUMMARY



1. Approximately 1,005 sq ft of ground-floor commercial space

2. Prominent glazed shopfront on London Road North

3. Open-plan retail area with rear storage, kitchenette and WC

4. Potential for a range of uses, subject to necessary consents

5. £900 pcm with flexible lease terms, available early December

DESCRIPTION

Paul Hubbard Commercial are pleased to offer this spacious ground-floor commercial unit on London Road North, available from early December 2026 on flexible lease terms.







Extending to approximately 1,005 sq ft (93.4 sq m), the property combines a generous open-plan retail area with substantial rear storage and staff facilities. Its town-centre location and adaptable layout offer potential for a range of businesses seeking a visible and accessible trading position.

The glazed shopfront incorporates double entrance doors and display windows, providing natural light and an opportunity to showcase products or services. Inside, the main retail area measures approximately 11.59m x 4.84m and benefits from carpet-tiled flooring and a suspended ceiling with inset lighting. The largely open layout gives incoming occupiers flexibility to arrange displays, customer seating or workspaces around their requirements.

To the rear is a sizeable ancillary area, together with a separate store, kitchenette and WC. This provides useful separation between the customer-facing space and stock storage or day-to-day business operations. A rear access door offers additional convenience.

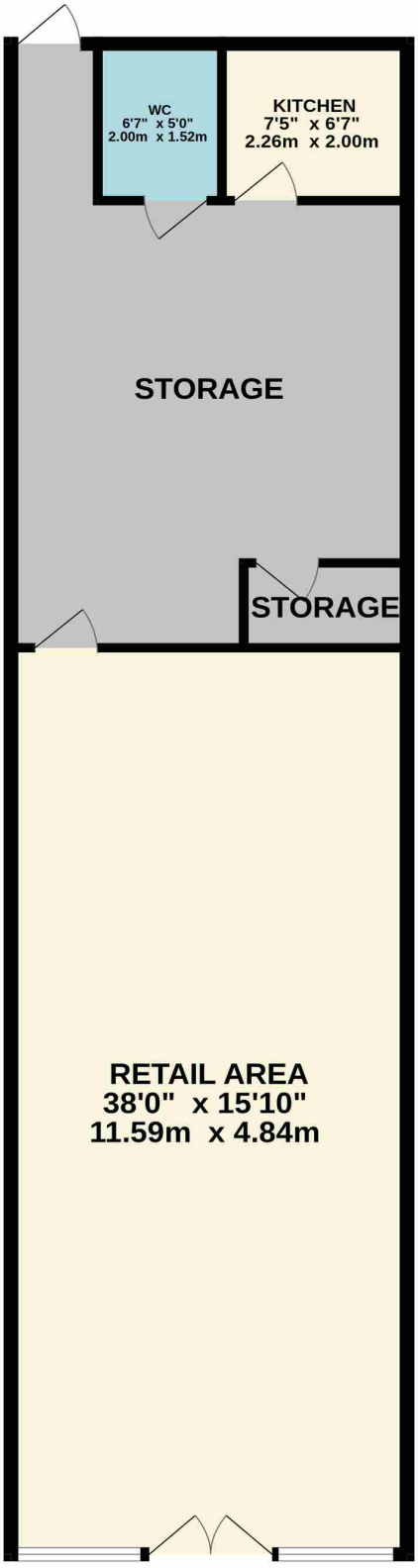
Currently occupied as a retail shop, the premises could also suit showroom, office, beauty or other service-based uses, subject to any necessary consents and landlord approval.

The property sits within an established commercial parade on London Road North, surrounded by a mix of shops and service businesses, with town-centre amenities close at hand.

Rent: £900 per calendar month (£10,800 per annum).
Availability: Early December 2026.
Lease terms: Flexible terms available by negotiation.
Rateable value: £7,700. This is not the annual business rates payable; interested parties should confirm their liability and any available relief with the local authority.
EPC: Rating E.
Tenant fees: An application fee and a contribution towards preparation of the lease agreement will be payable by the incoming tenant. Please contact the agent for details.

For further information or to arrange a viewing, please contact Paul Hubbard Commercial.

GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.







Leasehold Opportunity

156 London Road North, Lowestoft, NR32 1HB





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STAFF ONLY
BEACH
STAFF ONLY


PLEASE
KEEP
CLEAN



RATES

Rateable Value:

£7,700

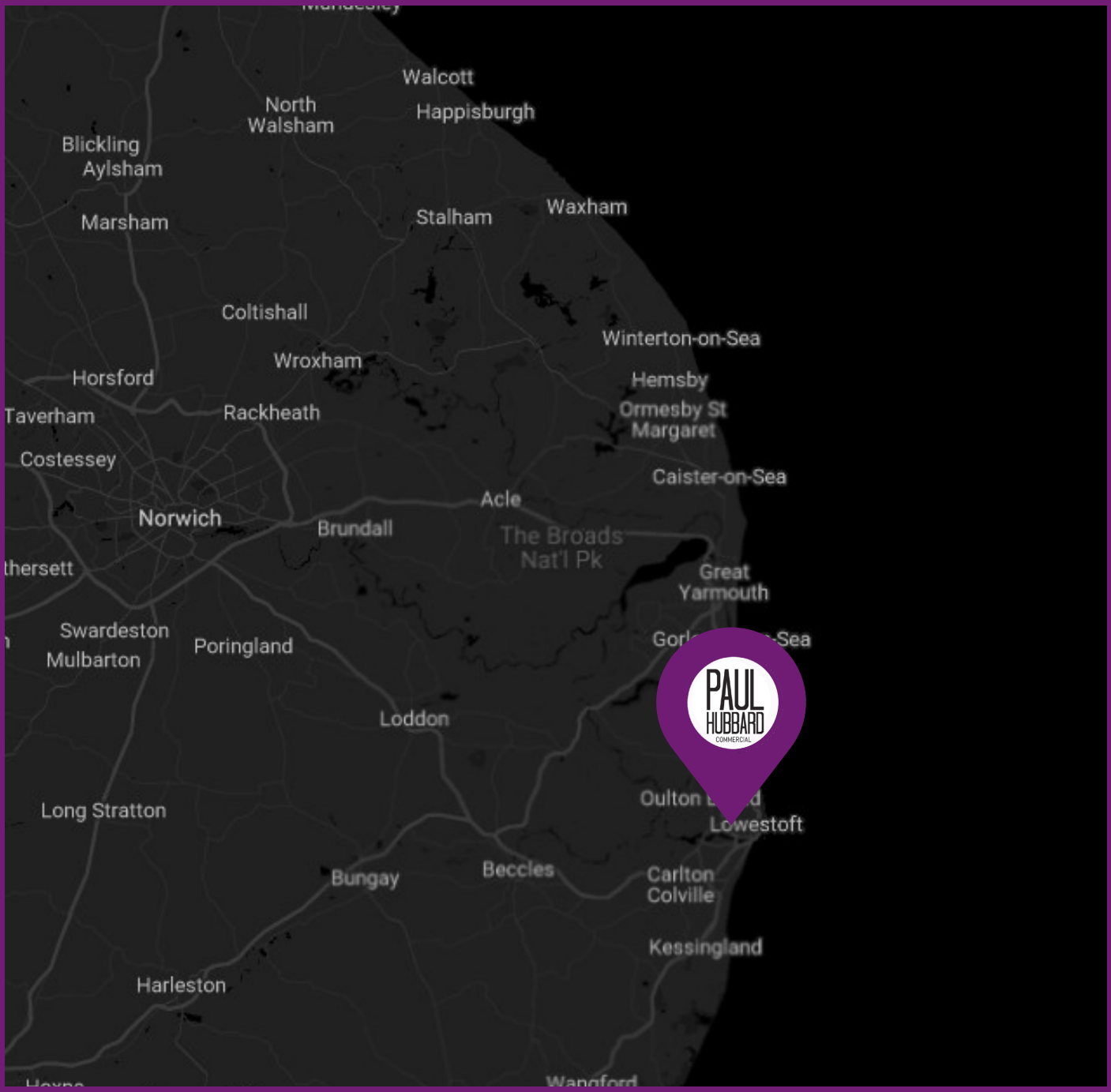
For guidance on business rates, please contact East Suffolk Council for more information.



LOCATION

156 London Road North
Lowestoft
Suffolk
NR32 1HB

Lowestoft is a coastal town in Suffolk and Britain's most easterly town, known for its sandy beaches, maritime heritage and proximity to the Norfolk and Suffolk Broads. Its town centre offers a mix of national retailers, independent shops, cafés and service businesses, serving the local community and visitors to the surrounding coast. Rail connections to Norwich and Ipswich, alongside access to the A12 and A146, connect the town with the wider region, while its seafront, harbour and nearby countryside contribute to its appeal as a place to live, work and visit.



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.

CONTACT

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

01502 532 028
jack@paulhubbardonline.com

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