

Freehold Opportunity

£175,000

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6 PIER TERRACE, LOWESTOFT

Freehold opportunity just steps from the seafront, with commercial and residential space offering flexibility and excellent income potential.

Lowestoft, Suffolk.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY

- 1.** Mixed-use freehold comprising a ground floor commercial unit, 3-bed flat, 1-bed flat, basement rooms and rear garage..
- 2.** Flexible opportunity – ideal for owner-occupiers wanting to run a business and live above, or investors seeking strong rental yields.
- 3.** Income potential of around £22,000 per annum once refurbished and fully let; one flat currently let at £450 pcm.
- 4.** Prime harbourside location – attractive views, excellent visibility, and just a short walk to the seafront, town centre and train station.
- 5.** Key Info: EPCs – Commercial (E), Flat 6A (E), Flat 6B (E); Business Rates – Rateable Value £5,600.



DESCRIPTION



Paul Hubbard Commercial are pleased to present this fantastic mixed use investment opportunity, close to the seafront in Lowestoft town centre.

Arranged over four floors plus basement, the property currently comprises a ground-floor commercial unit, a spacious three-bedroom flat, a one-bedroom flat, and a basement with three rooms and toilet, together with a garage to the rear. One flat is currently let at £450 pcm, with the remainder of the building vacant and ready for refurbishment.

The property offers excellent flexibility for different buyers. It could suit someone wishing to open and run a business in the ground floor unit while enjoying generous living accommodation above, or it could equally appeal to an investor seeking a strong yield by modernising and letting the building in full. Once refurbished and fully occupied, the property is expected to generate rental income in the region of £22,000 per annum.

The basement could be converted into further living accommodation, used as storage, or integrated as an extension of the ground floor commercial space. At the rear, the spacious garage and on-road parking provide additional convenience, while the upper floors could remain as self-contained flats or be reconfigured into larger living accommodation for a family or staff. Refurbishment and updating is required throughout, presenting clear scope to add value.

Its harbourside location is a key selling point, offering attractive views and excellent visibility for commercial use, while also being within easy walking distance of the beach, seafront, town centre and train station. The combination of residential and commercial elements creates scope for multiple income streams and long-term value growth.

Overall, this is a rare opportunity to acquire a freehold property with both lifestyle and investment potential, in one of Suffolk's most promising coastal towns. Viewing is strongly recommended to appreciate the scope on offer.

Key Information:

EPC Ratings: Commercial Unit (6) – E, Flat (6A) – E, Flat (6B) – E
Business Rates: Ground Floor Commercial Unit Rateable Value £5,600















RATES

Rateable value

£5,600

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

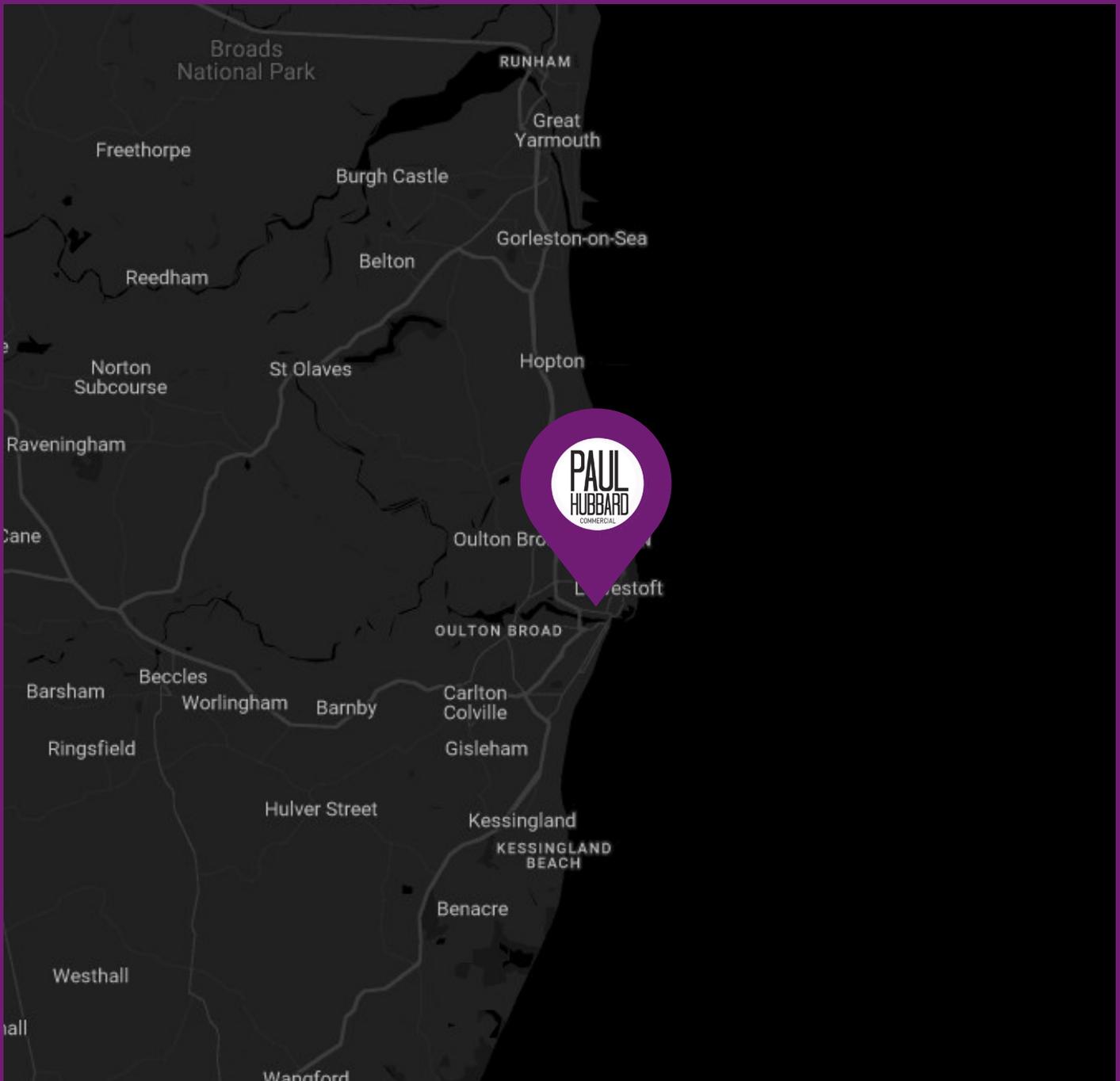


LOCATION



6,6a and 6b Pier Terrace
Lowestoft
Suffolk
NR33 0AB

Lowestoft is Suffolk's largest coastal town and the UK's most easterly point, offering a unique blend of maritime heritage, tourism appeal, and growing commercial opportunity. The town is home to a busy working port, an established offshore energy and renewables sector, and benefits from ongoing regeneration projects aimed at revitalising the town centre, seafront and cultural quarter. With strong transport links, a skilled local workforce and increasing demand for both residential and commercial space, Lowestoft presents an attractive environment for investors. Property prices remain relatively affordable compared to other coastal towns, creating opportunities for buyers to secure strong yields, capital growth and long-term value in a location that is actively benefiting from public and private investment.



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 28 day 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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