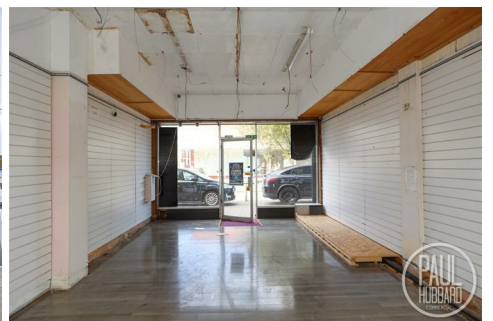




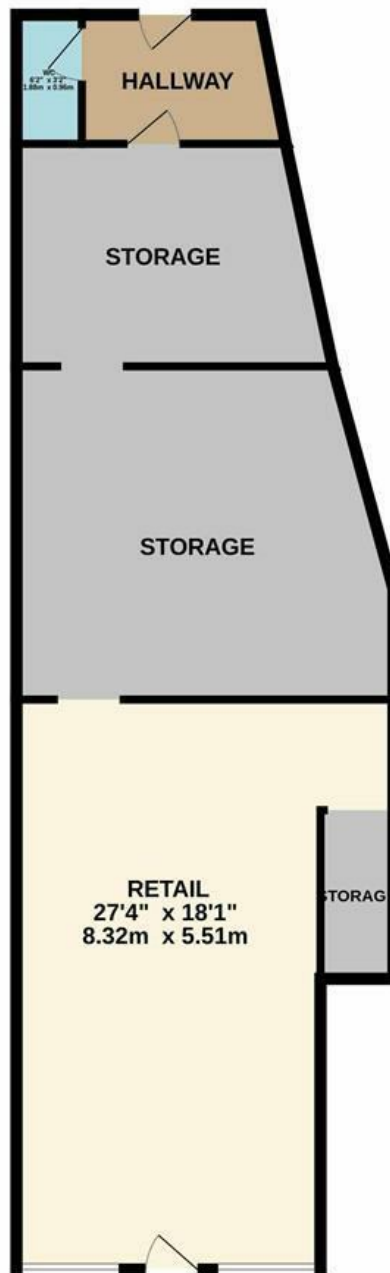
140a London Road North, Lowestoft, Suffolk, NR32 1HB

Spacious 944 sq ft ground floor retail premises on London Road North, available at £10,000 per annum with a significant rent-free period offered by negotiation.

- Ground floor retail premises in a prominent London Road North position
- Approximately 944 sq ft (87.7 sq m)
- Spacious main retail area with useful rear accommodation
- Wide glazed shopfront providing good visibility
- Suitable for a range of retail, office or service-based uses, subject to consent
- Opportunity for an incoming tenant to fit out the premises to suit their requirements
- Significant rent-free period available by negotiation
- Asking rent of £10,000 per annum (£1,000 pcm)
- Rateable Value: £7,500 – potential 100% Small Business Rate Relief
- EPC Rating: B

£833 Per Calendar Month

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	