

Leasehold Opportunity

£475pcm

www.paulhubbardonline.com/commercial



208 LONDON ROAD SOUTH

A well-presented and affordable commercial unit in a prominent London Road South location, offering approximately 447 sq ft of versatile retail accommodation with flexible lease terms available.

Lowestoft, Suffolk.

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✉ jack@paulhubbardonline.com

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COMMERCIAL



PROPERTY SUMMARY



- 1.** Prominent ground floor retail premises occupying a highly visible position on London Road South
- 2.** Approximately 447 sq ft (41.6 sq m) of versatile accommodation suitable for retail, office or service-based uses
- 3.** Well-presented open-plan sales area with rear kitchen, WC and additional storage/workshop space
- 4.** Flexible lease terms available, making the property ideal for both new and established businesses
- 5.** EPC Rating C and Rateable Value of £3,900, with qualifying occupiers potentially benefiting from Small Business Rates Relief subject to status and eligibility criteria.

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market this excellent retail opportunity in a prominent position on London Road South Kirkley.

Situated within a busy parade of established independent businesses, the property benefits from strong levels of passing pedestrian and vehicular traffic, whilst also enjoying the additional footfall generated by the nearby healthcare facilities and surrounding residential neighbourhoods.

As England's easternmost town, Lowestoft continues to attract both local residents and visitors alike, creating an active and vibrant trading environment for a range of businesses.

The accommodation extends to approximately 447 sq ft (41.6 sq m) and comprises a bright and well-presented open-plan retail area with excellent display frontage.

To the rear of the property is a kitchen, WC and additional workshop/storage room, providing practical ancillary space to support a variety of commercial operations.

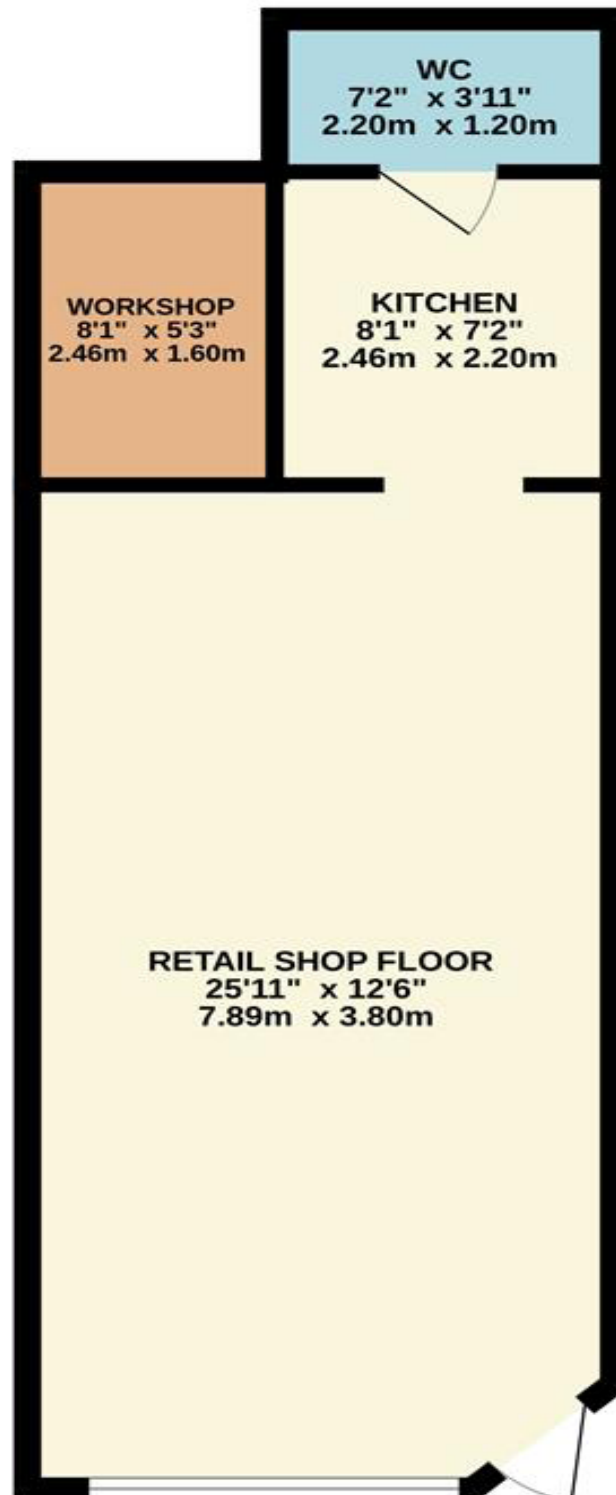
The flexible layout lends itself to retail, office, studio or service-based uses, subject to any necessary consents.

Available immediately and offered on flexible lease terms, this affordable commercial unit presents an excellent opportunity for both new and established businesses seeking a visible and accessible location.

The property has an EPC rating of C and a Rateable Value of £3,900, meaning qualifying occupiers may benefit from Small Business Rates Relief.



GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.6 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.





RATES

Rateable Value:

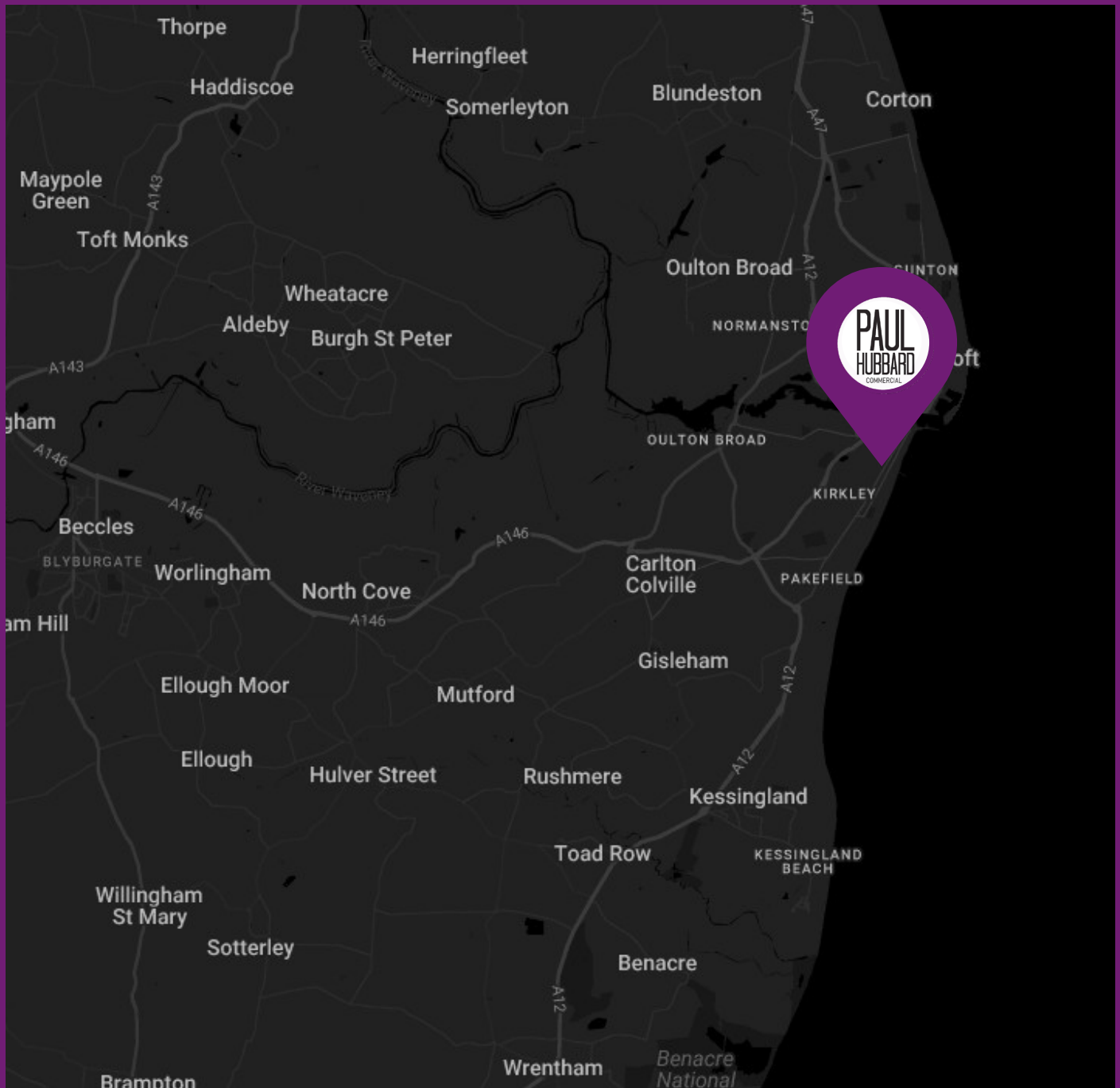
£3,900

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



**208 London Road South
Kirkley
Lowestoft
Suffolk
NR33 0BB**

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 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

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