



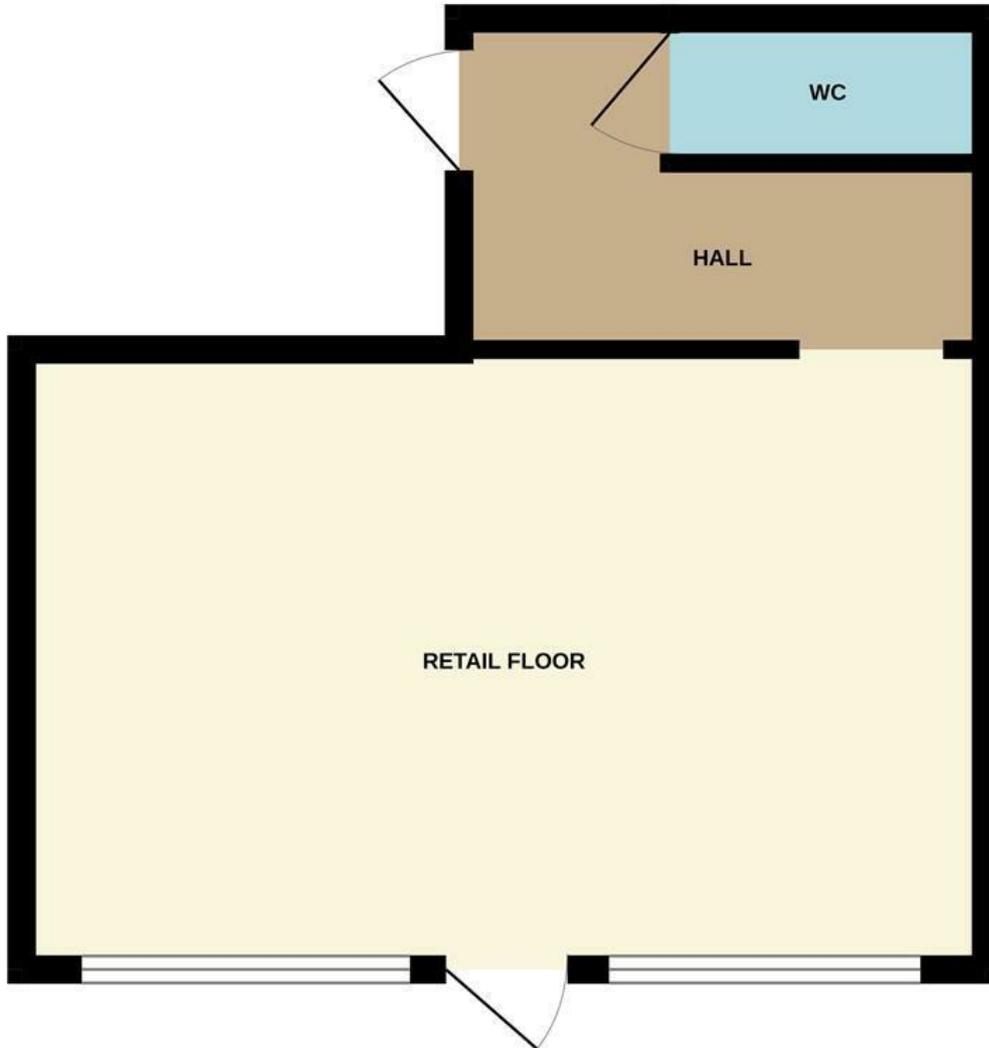
2 Waterloo Road, Kirkley, Lowestoft, Suffolk, NR33 0AA

Paul Hubbard Commercial is thrilled to present an exciting opportunity in the lettings market – an ideal shop located in a prime, high-footfall shopping destination

- Prime shopping location
- High footfall and moments from lowestoft beach
- Large shop windows
- Good sized retail room and WC
- Available now
- £350pcm

£350

GROUND FLOOR



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