

Leasehold Opportunity

£750pcm


[www.paulhubbardonline.com/commercial](http://www.paulhubbardonline.com/commercial)



# 45 LONDON ROAD SOUTH, LOWESTOFT

A prominent and well-presented 1,637 sq ft commercial property in an excellent town-centre location, offering flexible accommodation with parking, available to lease from May 2026 on attractive stepped rental terms.

Lowestoft, Suffolk.

 01502 532 028

 [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

**PAUL  
HUBBARD**  
COMMERCIAL



# PROPERTY SUMMARY



**1.** Available from the first week of May 2026, prominently positioned on London Road South next to Lowestoft cinema, close to the seafront, London Road North and the train station.

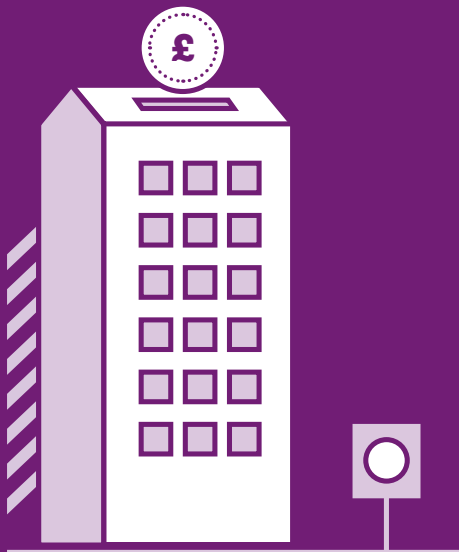


**2.** Extending to approximately 1,637 sq ft (152.1 sq m), the property was formerly two units and has been combined to provide flexible accommodation in excellent condition throughout.

**3.** Layout includes a large open-plan main studio, three further studios/offices, staff room, kitchen, storage areas and 2 x WCs, suitable for a range of business uses.

**4.** The property benefits from rear parking for up to four vehicles and a location ideal for maximising footfall and passing trade.

**5.** Rent £750 pcm for year one, increasing by £50 every six months to a maximum of £850 pcm; EPC rating D and rateable value £8,100.



# DESCRIPTION



Paul Hubbard Commercial are proud to present to market a well-located, spacious and adaptable commercial unit on popular London Road South, Kirkley.

Available to lease from the first week of May 2026, this well-presented and versatile commercial property occupies a prominent position on London Road South, adjacent to Lowestoft cinema and just a short walk from the seafront. The premises have been used as a successful tattoo studio for a number of years and are becoming available due to the business relocating.

The property was originally two separate units but has since been combined and expanded into one substantial premises, extending to approximately 1,637 sq ft (152.1 sq m).

The accommodation includes a large open-plan main studio at the front (27'7" x 23'0"), together with several additional studios or offices, including Studio 3 (20'5" x 9'4"), Studio 2 (11'10" x 8'10") and Studio 4 (9'4" x 7'6"), making the layout highly flexible and suitable for a range of business uses.

Further accommodation includes a staff room (17'6" x 11'1"), kitchen (8'10" x 4'10"), storage rooms, hallway/storage areas and two WCs. The property is presented in excellent condition throughout, reflecting its long-term use as a customer-facing business.

The location is ideal for maximising both footfall and passing trade, being next door to the cinema, within easy walking distance of Kirkley's independent shops, cafés, restaurants and pubs, and approximately 2–3 minutes' walk from London Road North and Lowestoft railway station. The property also benefits from rear parking for up to four vehicles, a valuable feature for town-centre premises.

The property is available at an initial rent of £750 per calendar month for the first year, increasing by £50 every six months thereafter, capped at £850 per calendar month. Further reductions are negotiable for any lease over 5 years.

The EPC rating is D and the rateable value is £8,100. Further lease terms are available by negotiation.



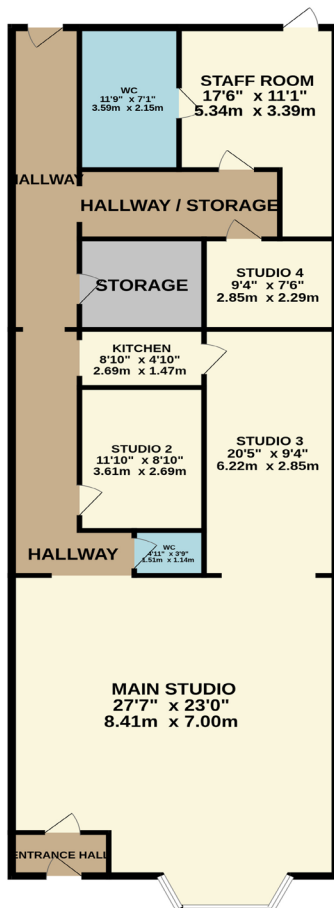








GROUND FLOOR  
1637 sq.ft. (152.1 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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.

Made with Metropix ©2026

# RATES

Rateable value

**£8,100**

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



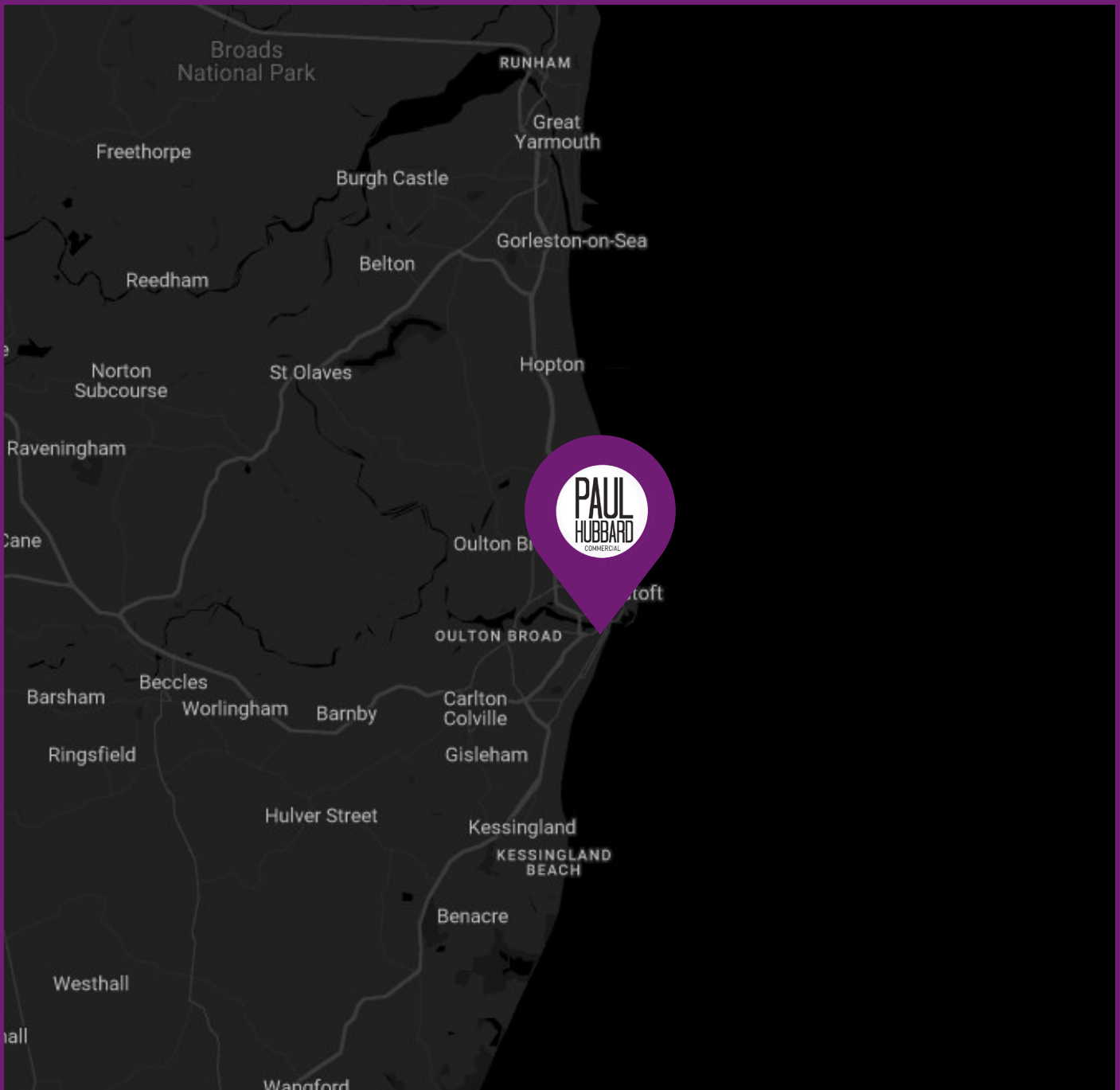
# LOCATION

---



**45 London Road South  
Kirkley  
Lowestoft  
Suffolk  
NR33 0AS**

Lowestoft is a well-established coastal town in Suffolk with a strong mix of retail, leisure and commercial activity, benefiting from excellent road and rail connections, a busy town centre and an attractive seafront that continues to draw both residents and visitors throughout the year. The town is anchored by London Road North, its main shopping thoroughfare, supported by a growing independent business scene, leisure attractions including the cinema and beach, and ongoing investment aimed at regeneration and economic growth, making Lowestoft an increasingly attractive location for businesses seeking visibility, footfall and accessibility.



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

01502 532 028

[jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

