

Leasehold Opportunity

£600pcm

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158 LONDON ROAD SOUTH, LOWESTOFT

Prominent, 838 sq ft corner unit on busy London Road South, featuring double frontage, floor-to-ceiling windows, and high visibility ideal for retail, café, or office use.

Kirkley, Lowestoft, Suffolk.

☎ 01502 532 028

✉ jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Prominent corner unit on busy London Road South, offering excellent visibility and double frontage with floor-to-ceiling windows..

2. 838 sq ft versatile space with multiple entrances and useful storage area.

3. High footfall location close to independent shops, local amenities, and the seafront in a popular tourism area.

4. Ideal for a range of uses including retail, café, or office.

5. EPC B | Rateable Value £7,700 | £600 pcm.



DESCRIPTION



Paul Hubbard Commercial are pleased to present this fantastic commercial opportunity in a prime location, just a stone's throw from Lowestoft's popular South Beach.

Positioned on a fantastic corner plot along the busy London Road South, this versatile commercial unit offers superb visibility and excellent frontage in one of Lowestoft's most vibrant areas.

The property benefits from a double frontage with floor-to-ceiling windows, creating a bright and welcoming space ideal for showcasing products or attracting customers. With multiple entrances and a practical layout that includes dedicated storage space, the unit is perfectly suited for a range of uses including retail, café, office, or service-based businesses.

Located in the popular Kirkley area, the premises enjoy high footfall and steady passing traffic, surrounded by a mix of independent shops, cafés, and local amenities. The seafront is just a short walk away, attracting both residents and visitors year-round in this high-tourism area.

With a rateable value of £7,700, this property represents an excellent opportunity for small or growing businesses seeking prominent, affordable premises in a thriving part of Lowestoft.

This unit is immediately available, with an asking price of £600pcm. To arrange a viewing, please contact Jack Taylor on 01502 532028 or email jack@paulhubbardonline.com.













RATES

Rateable value

£7,700

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

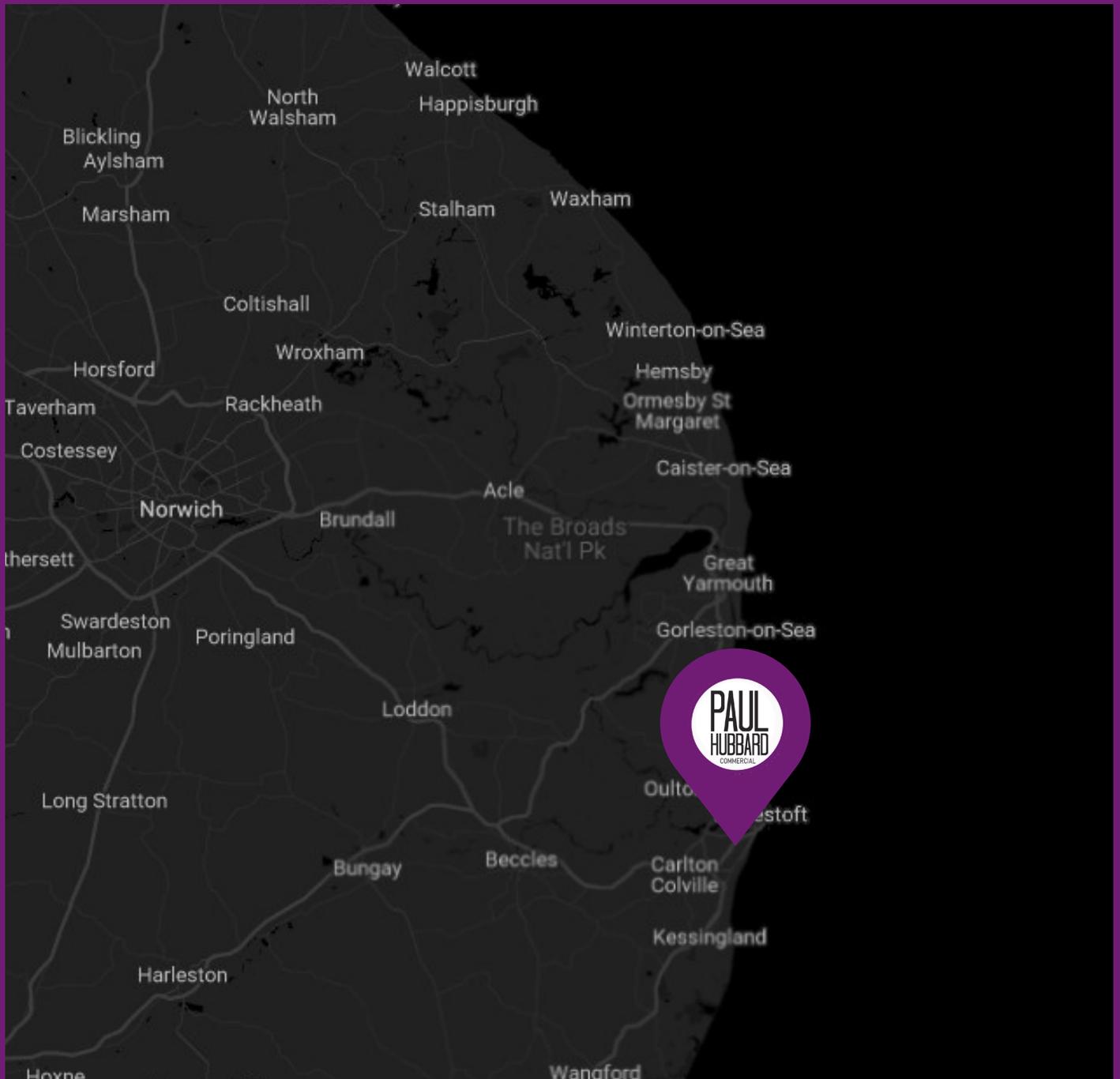


LOCATION



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

Kirkley is a vibrant and thriving district of Lowestoft, Suffolk, known for its strong sense of community, independent shops, cafés, and coastal charm. Situated just south of the town centre and moments from the seafront, the area benefits from high footfall year-round, boosted by both local residents and seasonal visitors. With its mix of traditional architecture, busy high street, and growing café culture, Kirkley has become a popular destination for small businesses and entrepreneurs seeking a lively yet affordable coastal location.



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

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