



## 164 London Road South, Kirkley, Lowestoft, Suffolk, NR33 0BB

Paul Hubbard Commercial are delighted to bring to market this fantastic and spacious shop to Let, with multiple retail rooms set over two floors!

- Large and versatile shop with trading over the floors
- Two off road parking spaces to rear
- Previously let for over 10 years making this a unique opportunity
- Prominent location within a thriving footfall destination
- Available for a long term let at £600 PCM
- Well presented throughout and a perfect blank canvas

£600 Per Calendar Month

GROUND FLOOR



1ST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	