







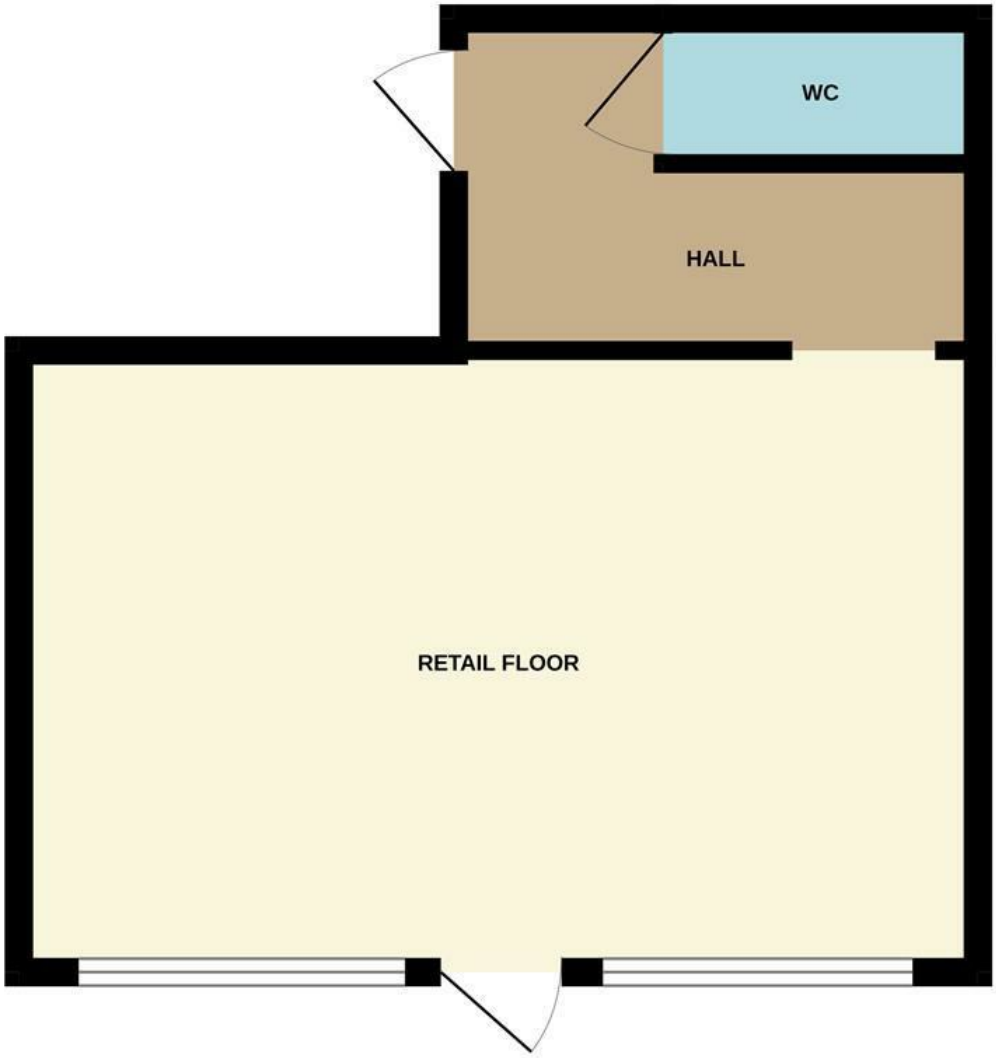
2 Waterloo Road, Kirkley, Lowestoft, Suffolk, NR33 0AA

Kirkley retail premises near Lowestoft Beach. Approx. 269 sq ft with WC. £350 pcm. Available March 2027. EPC C. Potential rates relief.

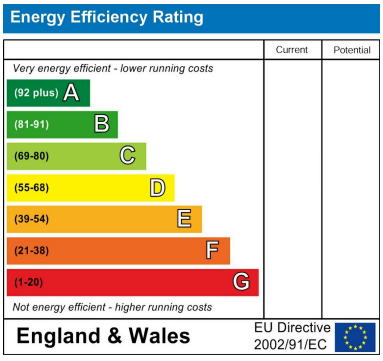
- Retail premises in an established Kirkley shopping area
- Short distance from Lowestoft Beach
- Approximately 25 sq m (269 sq ft)
- Spacious main retail area
- Expected availability from March 2027
- WC facilities
- Opportunity to attract local customers and visitors
- Suitable for a new or established retail business
- EPC rating C (68)
- Potential for Small Business Rate Relief, subject to eligibility

£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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