

Freehold Opportunity

£150,000

www.paulhubbardonline.com/commercial



79 LOVE ROAD, LOWESTOFT

Well positioned, spacious and adaptable commercial unit, formerly used as a successful hair salon but suitable for a range of business purposes.

Lowestoft, Suffolk.

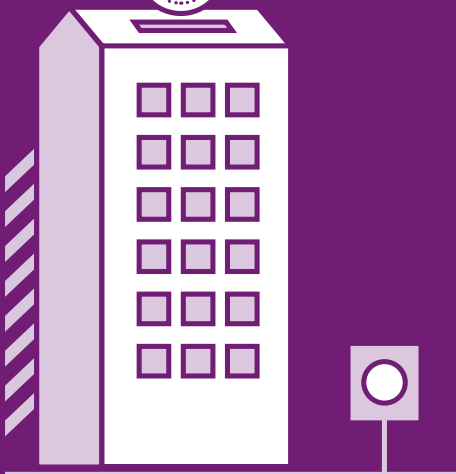
☎ 01502 532 028

✉ jack@paulhubbardonline.com





PROPERTY SUMMARY



- 1.** Spacious commercial unit with over 700sq ft of floorspace, multiple retail/treatment areas, close to Lowestoft town centre.
- 2.** Premises has been used successfully as a hair salon for a number of years, but lends itself to a range of different business uses.
- 3.** Nestled within a busy residential area, benefitting from high footfall and passing traffic throughout the week.
- 4.** Freehold available to purchase with an asking price of £150,000.
- 5.** Leasehold available with a starting rent of £8,500pa, £9,500pa second year and £12,000pa thereafter.

DESCRIPTION



Paul Hubbard Commercial is delighted to present this spacious, well-positioned and adaptable commercial unit, available to lease or to purchase.

Previously used as a successful hair salon for several years, this versatile space will be available from July 2025 and is situated on Love Road in Lowestoft.

Positioned in a bustling area with high footfall, the property is just a short distance from the town centre and benefits from its proximity to local schools, shops, and Lowestoft Football Club.

On entry, you are welcomed into a large, open-plan salon area with space for 5 to 6 workstations, making it ideal for a hairdresser, beauty business, or similar venture. To the rear, there is a separate room currently used as a hair-washing station, which also includes a self-contained tanning area.

Beyond this, a small kitchen and toilet provide essential staff facilities. Additionally, a separate side room offers further flexibility, with capacity for an additional 2 to 3 stations or the potential to be used for a different business function.

While the space has been successfully operated as a salon, it does not need to remain in this use. The layout and location make it suitable for a variety of business purposes, including retail, office space, wellness treatments, or other service-based industries.

The surrounding residential area ensures a strong and reliable customer base, while the constant foot traffic from nearby amenities enhances its business potential.

The freehold is available to purchase, with an asking price of £150,000.

The property is also available to lease and the rental terms are highly competitive, starting at £8,500 for the first year, increasing to £9,500 for the second year, and £12,000 per year thereafter.

For more information or to arrange a viewing please get in touch now.







RATES

Rateable value

TBC

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

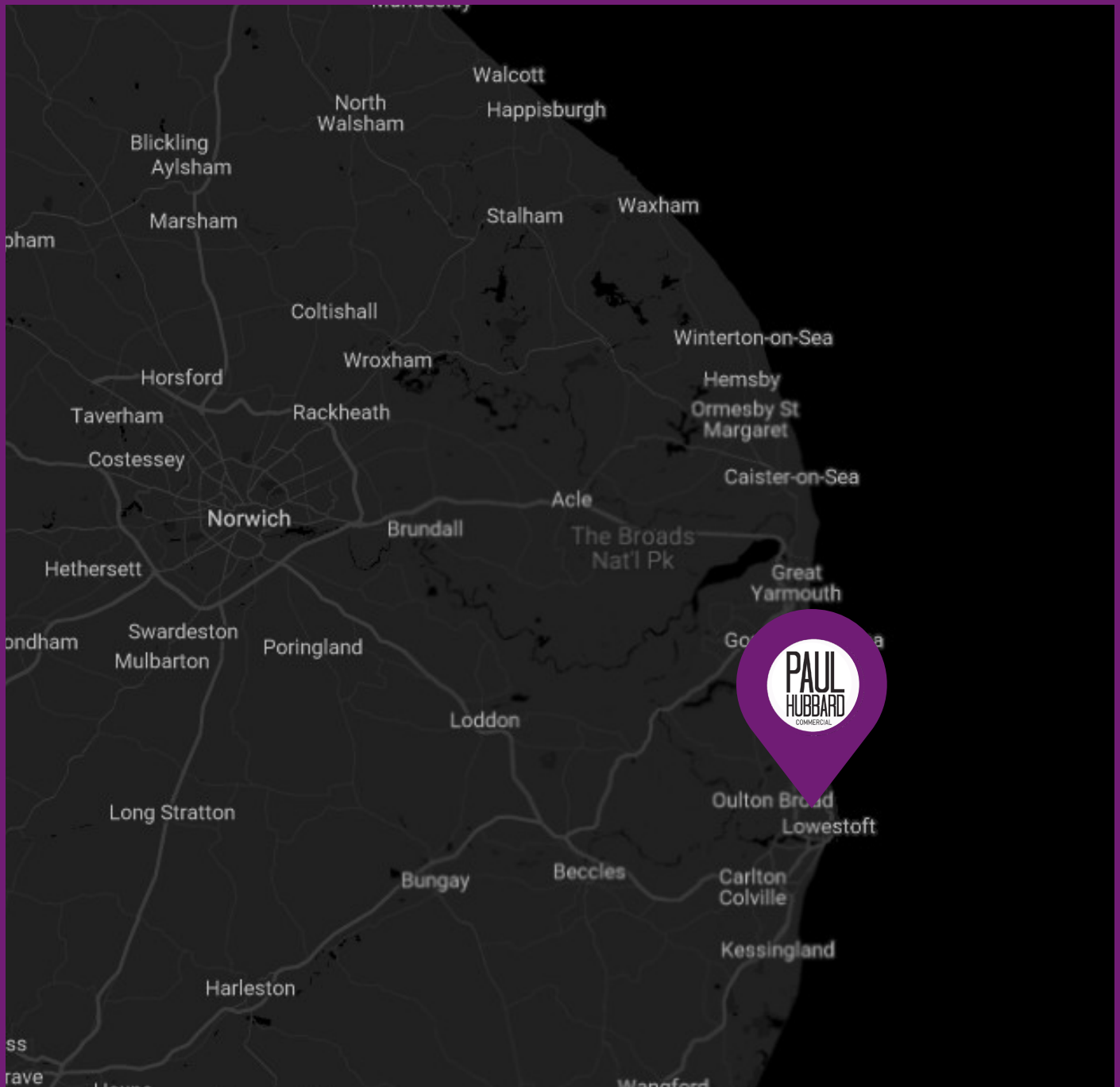


LOCATION



79 Love Road
Lowestoft
Suffolk
NR32 2PA

Lowestoft, Suffolk's most easterly town, is a thriving coastal hub with a strong commercial appeal. Boasting a high local population and benefiting from significant tourism, particularly during the summer months, the town offers excellent footfall for businesses. Lowestoft enjoys superb transport links, with easy access to Norwich and Ipswich via the A47 and A12, as well as rail connections to major regional hubs. The town's blend of a bustling local economy, a growing retail and leisure sector, and ongoing regeneration projects makes it an attractive location for businesses looking to capitalise on both resident and visitor spending.



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

**PAUL
HUBBARD**
COMMERCIAL