

Leasehold Opportunity

£650pcm



4 BEVAN STREET EAST, LOWESTOFT

Versatile, two-storey commercial premises extending to approximately 1,224 sq ft, with staff parking to the rear and a long-established office use close to Lowestoft town centre..

Lowestoft, Suffolk.

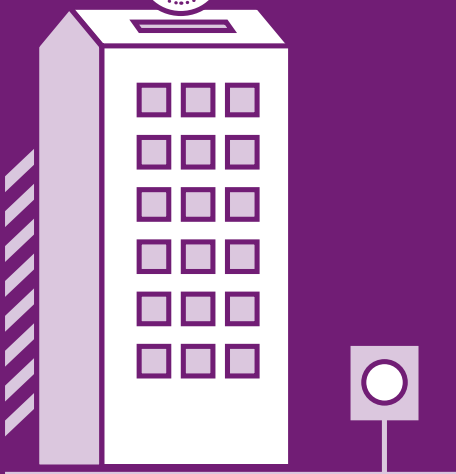
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PROPERTY SUMMARY



- 1.** Prominent two-storey commercial premises close to Lowestoft town centre
- 2.** Approximately 1,224 sq ft (113.8 sq m) over ground and first floors
- 3.** Long-established office use with flexible accommodation throughout
- 4.** Staff parking to the rear and on-street parking nearby for customers
- 5.** Suitable for a variety of commercial uses, subject to planning

DESCRIPTION



Paul Hubbard Commercial are delighted to offer well-presented and versatile two-storey commercial property, prominently positioned on Bevan Street East, just a short distance from Lowestoft town centre.

The property has been occupied for many years by a local estate agency and offers approximately 1,224 sq ft (113.8 sq m) of accommodation arranged over ground and first floors.

The ground floor provides a spacious open-plan office/reception area, together with a separate private office, storage, kitchen and WC facilities. The first floor comprises a further large open-plan office, offering useful additional workspace.

The property benefits from a prominent glazed frontage, good natural light and a practical layout which would suit a range of occupiers. Staff parking is available to the rear, with on-street parking nearby for customers and visitors.

Although currently arranged for office use, the premises could be suitable for a variety of alternative commercial uses, subject to the necessary planning and statutory consents.

Accommodation

- Ground Floor: approx. 786 sq ft (73.1 sq m)
- First Floor: approx. 438 sq ft (40.7 sq m)
- Total: approx. 1,224 sq ft (113.8 sq m)

Business Rates

Rateable Value: £5,000. Eligible occupiers may potentially qualify for Small Business Rate Relief, subject to individual circumstances.

EPC

Rating: D
Valid until: 5 October 2035.









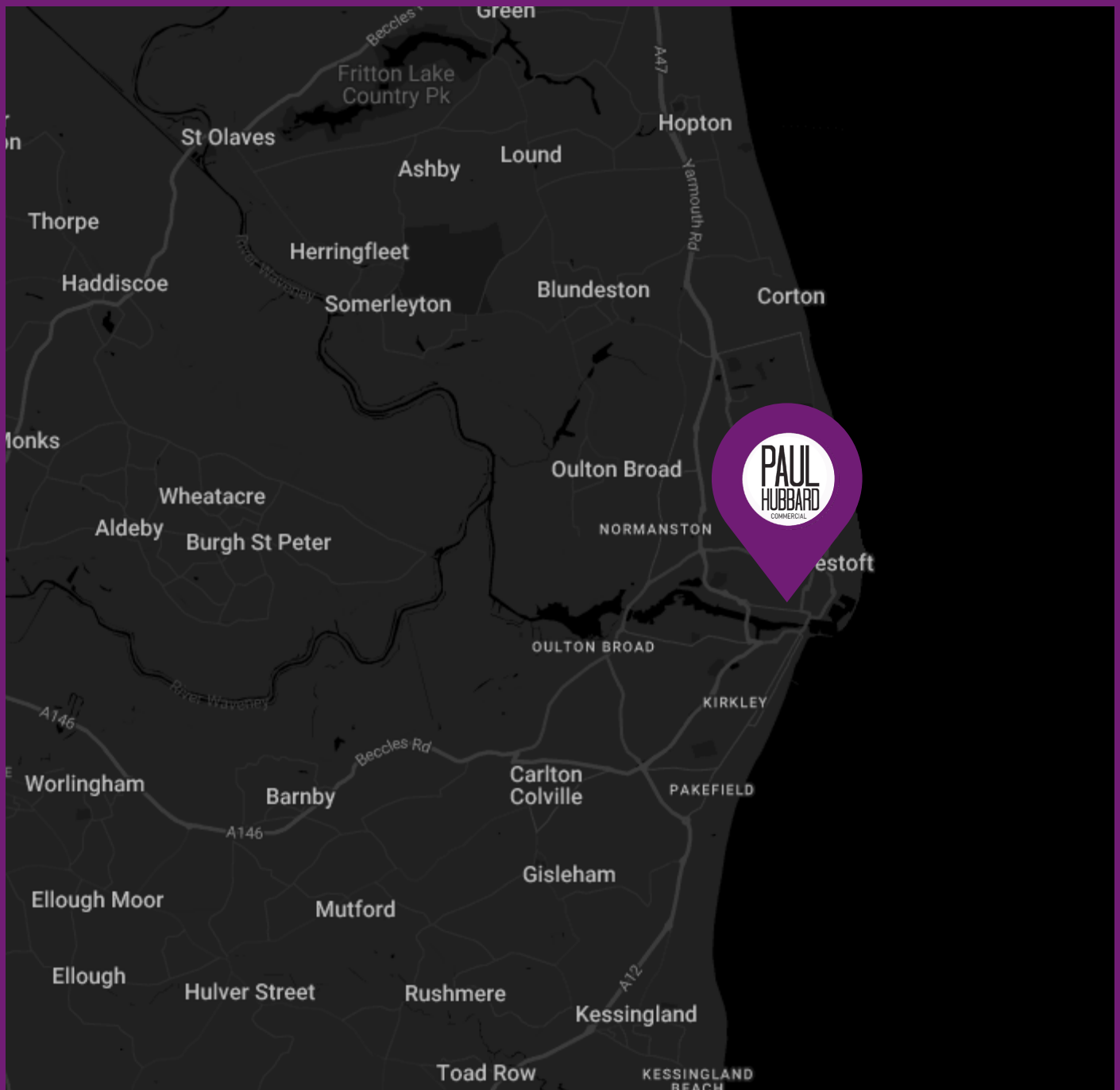


LOCATION



**4 Bevan Street East
Lowestoft
Suffolk
NR32 2AA**

Lowestoft is the most easterly town in the UK and is a major commercial centre for the wider East Suffolk area, with a diverse local economy including energy, marine, tourism, retail and service industries. The town is well connected via the A12 and A47, providing links to Great Yarmouth, Norwich, Ipswich and the wider East Anglia region, while Lowestoft railway station offers regular services to Norwich and Ipswich. Bevan Street East is conveniently positioned close to the town centre and London Road North, with a good range of shops, cafés, professional services and public transport links nearby.



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 combine extensive local knowledge with wide-reaching marketing to give your property the strongest possible exposure and help secure the best result.

No upfront marketing costs – Many commercial agents charge substantial fees before marketing begins. At Paul Hubbard Commercial, we do not charge upfront marketing costs for producing the standard sales particulars and advertising your property.

Flexible agency terms – We do not tie clients into lengthy sole agency agreements. Our instructions operate on a rolling basis, giving you flexibility while ensuring we remain focused on delivering results. Should you ever wish to end the agreement, this can be done by providing four weeks' notice.

Extensive online advertising – Your property will be marketed across a broad range of leading property and business portals, including Rightmove, where we invest in enhanced commercial exposure, alongside specialist commercial and business sales platforms. This allows us to reach local, regional, national and international buyers.

Experienced local team – With strong knowledge of the Norfolk and Suffolk commercial property market, we combine targeted local marketing with national exposure to ensure your property is seen by the right audience and positioned to achieve the best possible price.

CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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