

Leasehold Opportunity

£750pcm

www.paulhubbardonline.com/commercial



229 LONDON ROAD SOUTH

Prominent former Barclays Bank building on London Road South, offering 777 sq ft of flexible retail or office accommodation with landlord incentives available towards fit-out costs.

Lowestoft, Suffolk.

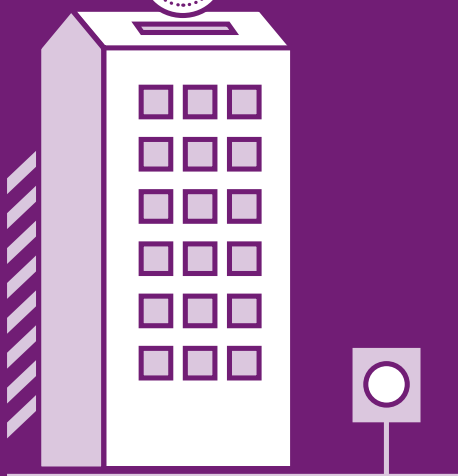
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COMMERCIAL



PROPERTY SUMMARY



- 1.** Former Barclays Bank occupying a striking early 1900s period building
- 2.** Prominent London Road South location with excellent visibility and passing traffic
- 3.** Open-plan commercial accommodation extending to approximately 777 sq ft (72.2 sq m)
- 4.** Landlord willing to consider a fit-out contribution or rent-free period, subject to terms
- 5.** Suitable for retail, office, showroom or professional uses (food and takeaway uses not sought)

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market this prominent retail opportunity occupying a highly visible position on London Road South, one of Lowestoft's principal commercial thoroughfares..

Situated within a striking former Barclays Bank building dating back to the early 1900s, the property offers an attractive blend of period character and commercial potential, with an impressive frontage, excellent natural light and strong levels of passing footfall and vehicular traffic.

Extending to approximately 777 sq ft (72.2 sq m), the accommodation comprises a predominantly open-plan commercial space together with ancillary kitchen and WC facilities. The premises have recently been stripped back internally, providing an excellent blank canvas for an incoming occupier to create a bespoke fit-out to suit their own operational requirements.

The landlord is keen to attract the right occupier and is open to discussing either a contribution towards fit-out costs or the provision of a rent-free period to allow the incoming tenant to undertake works themselves.

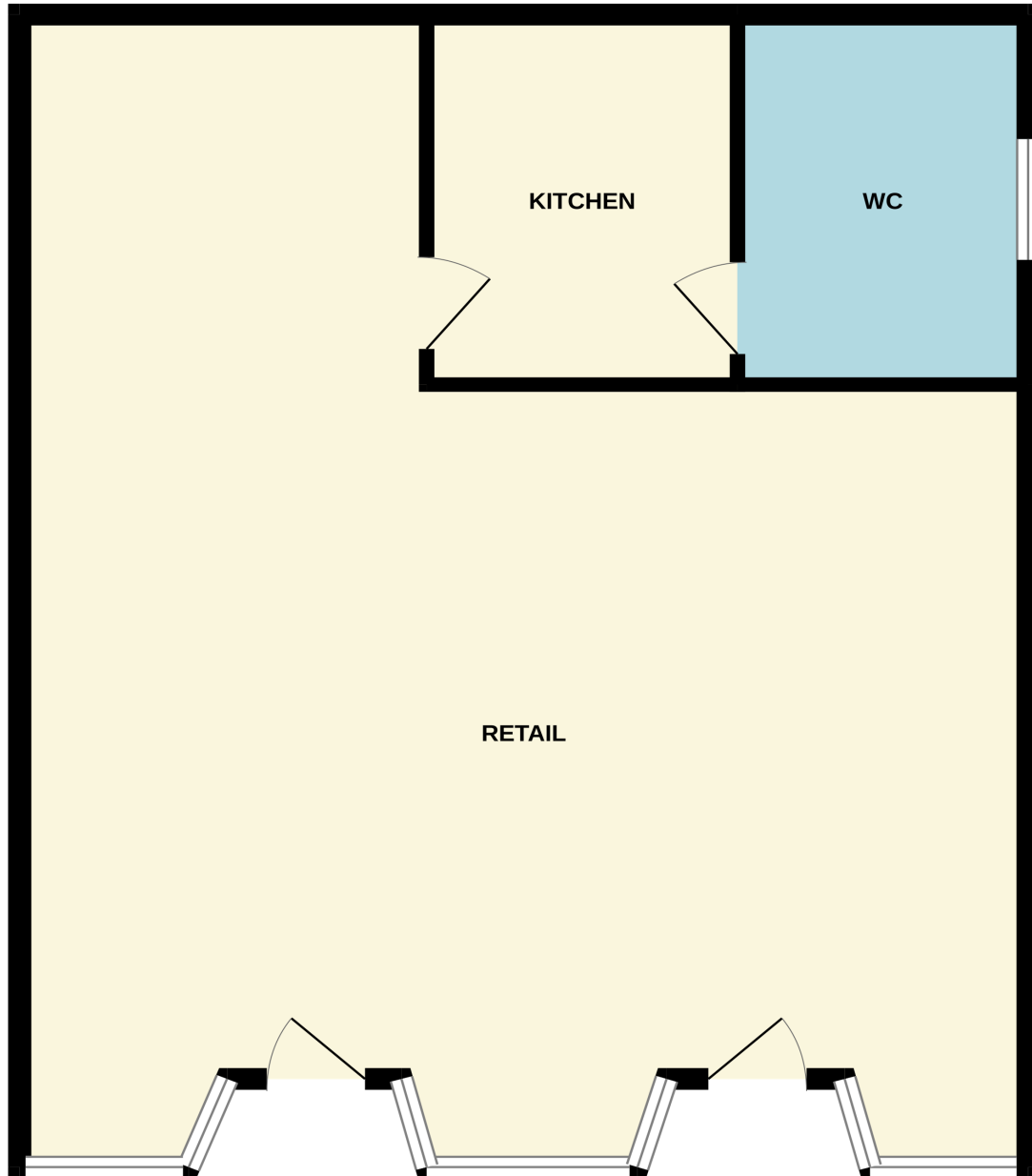
The property would be particularly well suited to a range of retail, showroom, office or professional service uses, although alternative commercial uses may be considered, subject to the landlord's approval. Food and takeaway uses are not being sought.

The property benefits from an EPC rating of D, with business rates to be confirmed.

This is a rare opportunity to secure occupation within one of Lowestoft's most distinctive and recognisable commercial buildings, offering both character and flexibility in a highly prominent trading location.



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.







RATES

Rateable Value:

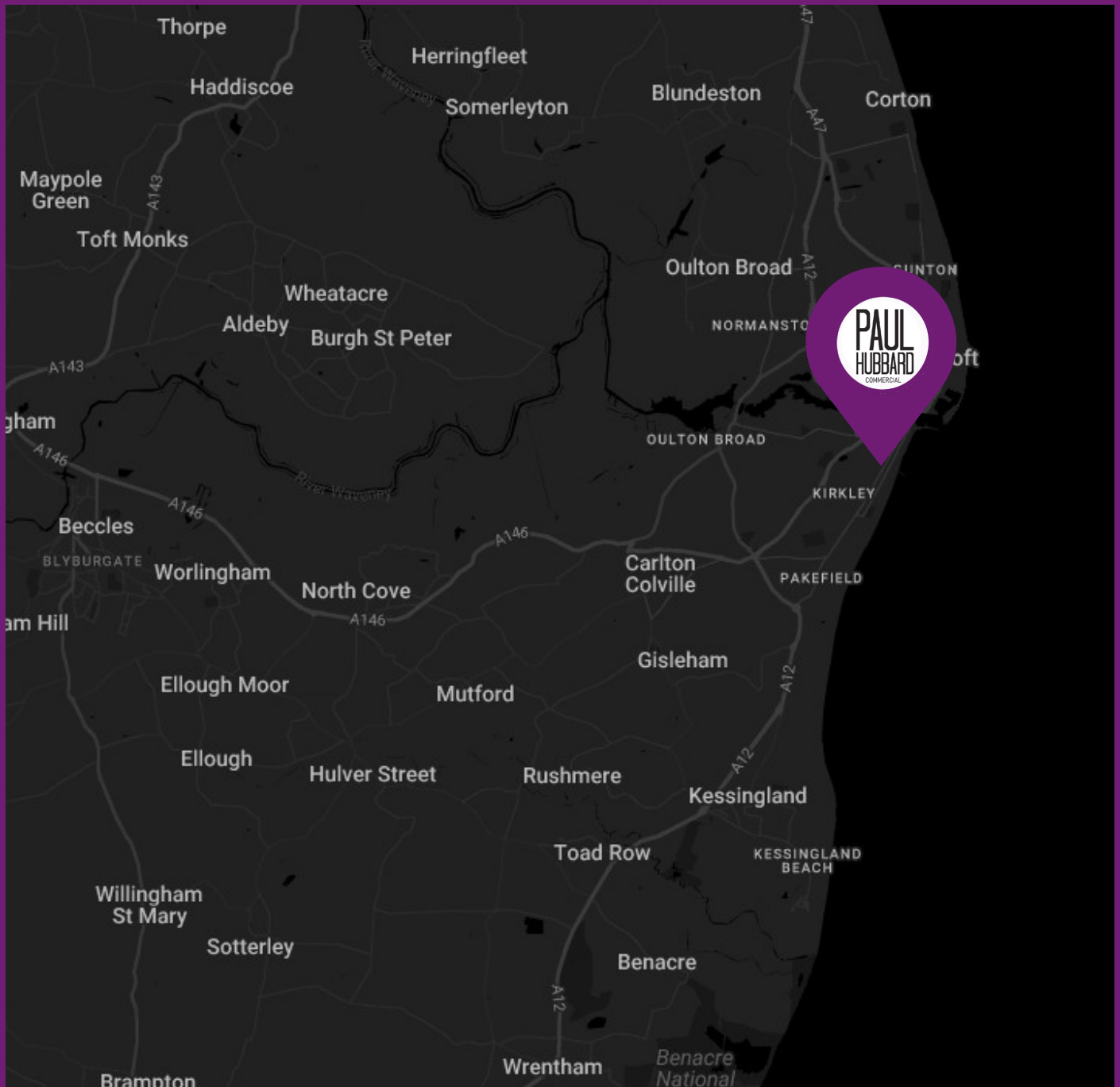
TBC

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



**229 London Road South
Kirkley
Lowestoft
Suffolk
NR33 0DS**

Lowestoft is a thriving East Suffolk coastal town offering a strategic commercial base with strong transport links, a skilled local workforce, and an established mix of industrial, retail, leisure, and office occupiers. As the UK's most easterly point, the town benefits from ongoing regeneration investment, growing offshore energy activity, and a diverse business base. Key regional centres are easily accessible, including Great Yarmouth (approx. 10 miles), Norwich (approx. 26 miles), Ipswich (approx. 45 miles), and Cambridge (approx. 75 miles). With competitive occupancy costs and excellent connectivity across the wider region, Lowestoft presents an attractive environment for businesses seeking expansion or relocation.



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 2 week 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

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