

## FORMER DEPARTMENT STORE FOR SALE OR TO LET

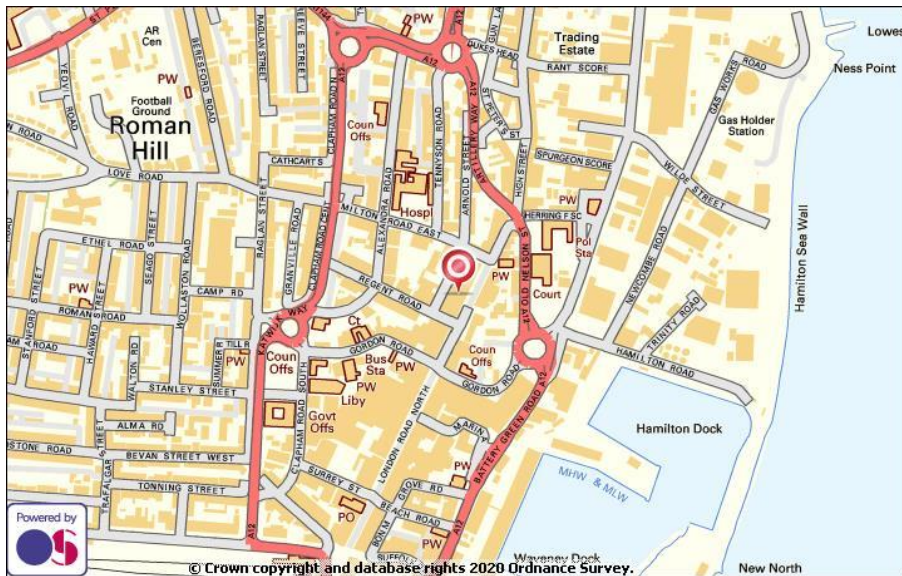


**141 London North Road, Lowestoft, Suffolk, NR32 1ND**



## Property Details

- 16,400 sq ft Ground Floor Sales
- Extensive Ancillary Sales / Storage
- Rear Parking / Loading For Circa 8 vehicles
- Suit Commercial / Residential Uses STP
- Will Divide From Units Of 3,000 sq ft



## Location & Description

Lowestoft is located 20 miles to the south east of Norwich, 40 miles to the northeast of Ipswich and has a resident population of 60,000 which grows significantly in the Summer months.

The property is prominently located on the junction with Regent Street, a mixed commercial and residential area close to major occupiers including **British Heart Foundation, Sports Direct, Tui, Clarks and Poundstretcher.**

The property is of brick construction under a flat roof offering extensive sales and ancillary accommodation over ground and first floor levels with parking and servicing at the rear off Police Station Road from Regent Street.

To the front there is parking with bus stops nearby.

## Accommodation

According to our calculations, the property has the following Nett Internal Areas (NIA):

Accommodation	sq m	sq ft
Ground Floor		<b>16,400 sq ft</b>
First Floor		<b>15,900 sq ft</b>
Basement		<b>750 sq ft</b>
<b>Total Nett Internal Area</b>	<b>3,070 sq m</b>	<b>33,050 sq ft</b>

## Rateable Value

Interested parties are advised to make their own investigations of the local authorities.

## Energy Performance Certificate

Further details are available upon request.

## Legal Fees

Each party is to bear their own legal costs incurred throughout any transaction.

## Terms

The property is available on both a freehold or leasehold basis, in part or as a whole.

New leases will be granted on the whole or on part via a service charge as necessary for a term of years to be agreed incorporating upward only rent reviews.

Offers are invited for the freehold interest with full vacant possession.

## Town Planning

The property has an established Class E (Retail) use but is considered suitable for a range of other commercial and residential uses, subject to planning.

Interested parties should make their own investigations of East Suffolk Council on 01502 523100.

## VAT

The property is elected for VAT.



# Agents

Please contact Whybrow or their joint agents, via the below:

## Whybrow -

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