

**FORMER DEPARTMENT STORE TO LET/FOR SALE**  
**141 LONDON ROAD NORTH**  
**LOWESTOFT, NR32 1ND**

FRANCIS  
**DARRAH**  
Chartered Surveyors



Francis Darrah Chartered Surveyors  
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## LOCATION

Lowestoft is located on the A47, 10 miles south of Great Yarmouth and 20 miles south east of Norwich and has a resident population of 75,000 which grows significantly in the summer months.

The property is prominently located on London Road North at the junction with Regent Street and close to Gordon Road in a mixed commercial and residential area. Nearby occupiers include British Heart Foundation, TUI Travel Agents, Clarks, Sports Direct and Poundstretcher.

To the front of the property there is parking with bus stops nearby. Access to the rear unloading bay/parking is from Regent Road.

## ACCOMMODATION

We have been unable to fully inspect and measure the property at the current time but have been informed that the premises comprise the following approximate areas:-

<b>Ground Floor:</b>	16,400 sq ft	1,523.6 sq m
<b>First Floor:</b>	15,590 sq ft	1,448.3 sq m
<b>Basement:</b>	<u>750 sq ft</u>	<u>69.6 sq m</u>
	32,740 sq ft	3,041.5 sq m

There is rear servicing and small car park for approx. 6 cars.

## TERMS

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

New leases will be granted upon full repairing and insuring terms via a service charge as necessary for a term of years to be agreed incorporating periodic upward only rent reviews.

Terms upon request.

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

## PLANNING

The property has an established Class A1 (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.



