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





## **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:-

 Ground Floor:
 16,400 sq ft
 1,523.6 sq m

 First Floor:
 15,590 sq ft
 1,448.3 sq m

 Basement:
 750 sq ft
 69.6 sq m

 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.







#### **RATEABLE VALUE**

Interested parties are advised to make their own enquiries. (NB VOA postcode is NR32 1NB.)

#### **ENERGY PERFORMANCE CERTIFICATE**

Details upon request.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

#### **VIEWING**

Strictly by appointment through joint sole agents:

# **Francis Darrah Chartered Surveyors**

Contact: Carol Cooper Tel: 01603 666630 Mob: 07900 606331

Email: <u>carol@fdarrah.co.uk</u>

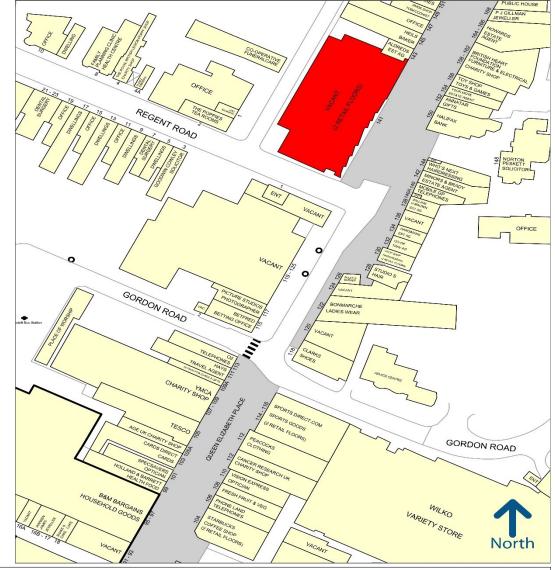
# Whybrow

Contact: Ewan Dodds
Tel: 01206 577667
Mob: 07957 862 773

Email: ewan@whybrow.net

### **SUBJECT TO CONTRACT**

July 2022



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