

FORMER DEPARTMENT STORE TO LET/FOR SALE
66-76 LONDON ROAD NORTH
LOWESTOFT, NR32 1ES

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 occupies a prime retail location adjacent to Boots and in the immediate vicinity of major national multiple retailers including **Marks & Spencer, Burton, Vodafone, Greggs and Barclays Bank.**

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 sales:	6,530 sq ft	606.6 sq m
First Floor sales:	6,505 sq ft	604.3 sq m
Second Floor sales:	6,540 sq ft	607.5 sq m
Third Floor sales:	4,550 sq ft	422.7 sq m
Basement store:	<u>285 sq ft</u>	<u>26.4 sq m</u>
	24,410 sq ft	2,267.7 sq m

There is rear servicing from Grove Road with a goods lift and separate pedestrian access leading to ground floor sales.

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.

ENERGY PERFORMANCE CERTIFICATE

Details are available 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 joint agents:

Francis Darrah Chartered Surveyors

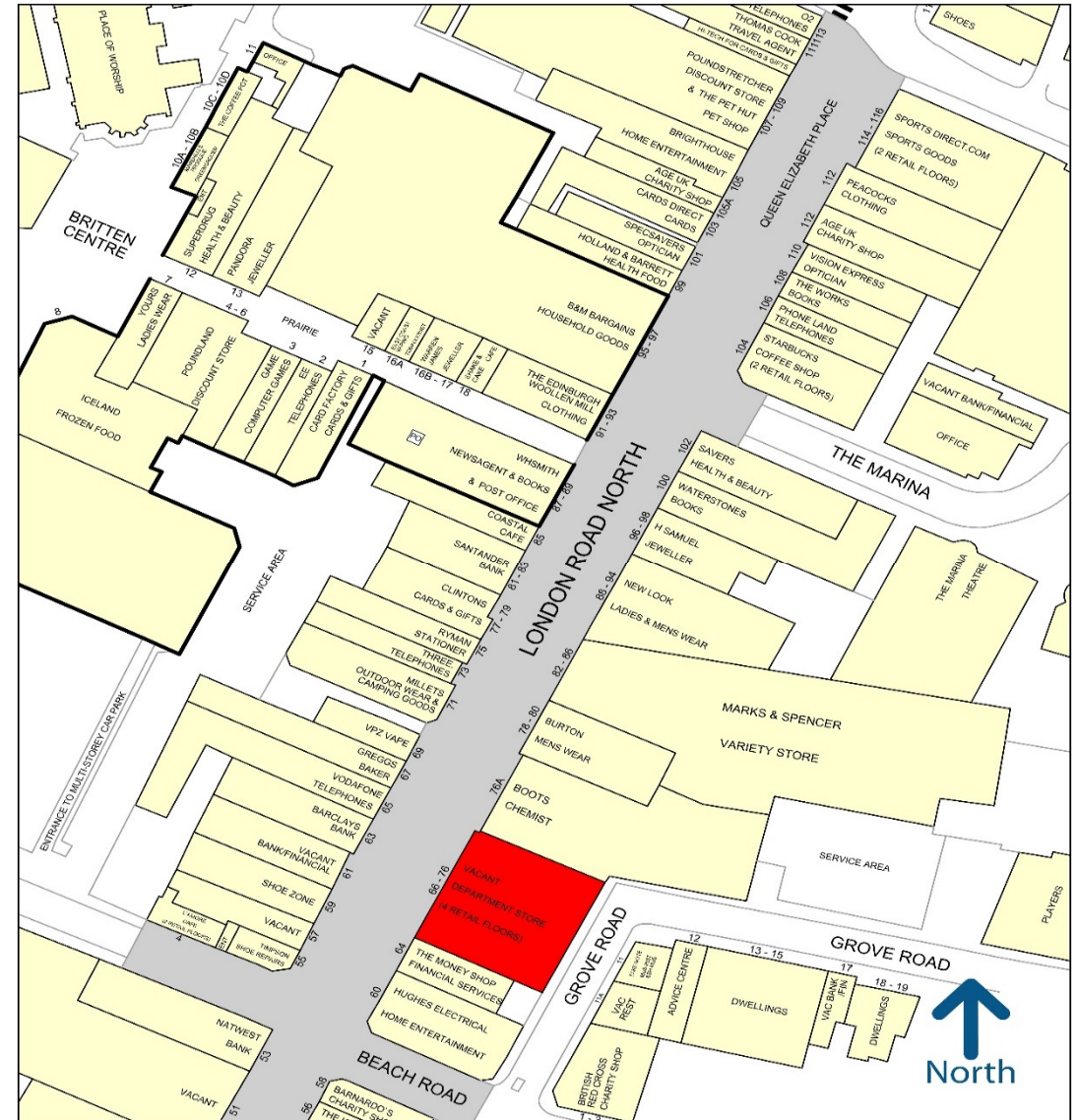
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Whybrow

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SUBJECT TO CONTRACT

April 2020



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