



FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE SHOP TO LET

SUBJECT TO VACANT POSSESSION
(Staff unaware)

**94-96 London Road North,
Lowestoft, NR32 1ET**

LOCATION

Lowestoft is located on the A47, 10 miles south of Great Yarmouth and 20 miles south east of Norwich. Lowestoft's main access is via the A146 to Norwich and the A12 to Great Yarmouth and Ipswich, both routes providing access to the national road network.

The property is located in a prime retail position on London Road North. Nearby multiple retailers include **Waterstones, New Look, Marks & Spencer, WHSmith, Santander, The Works and Savers.**

ACCOMMODATION

The property provides accommodation on ground and first floors with the following approximate areas:-

Ground Floor:

Sales	1,984 sq ft	184.3 sq m
Storage	<u>266 sq ft</u>	<u>24.7 sq m</u>
Total	2,250 sq ft	209 sq m

First Floor:

Storage/Staff	1,425 sq ft	132.4 sq m
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TENURE

The property is being offered by way of a new full repairing and insuring lease on a length of term to be agreed at a commencing rental of **£27,500 pax** (+ VAT if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of £36,500 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further details are available upon request.

LEGAL COSTS

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

SUBJECT TO VACANT POSSESSION

The unit is currently occupied with the tenant holding over. Staff are unaware.

VIEWING

Strictly by appointment through sole agents:-

Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh
Tel: 01603 666630
Mob: 07947 821 301
Email: graham@fdarrah.co.uk

SUBJECT TO CONTRACT

May 2025

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

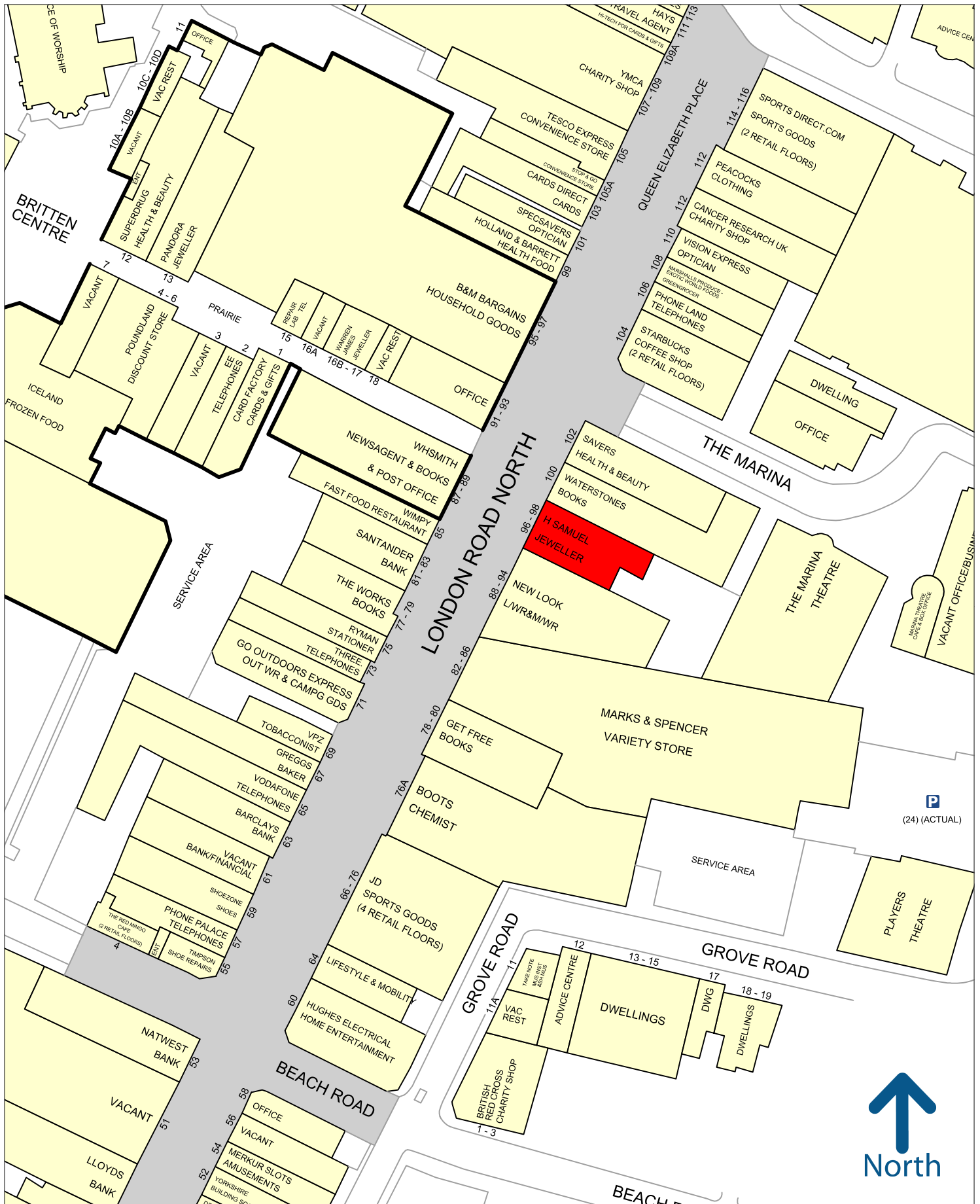
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RETAIL



50 metres

Experian Goad Plan Created: 06/05/2025
Created By: Francis Darrah