

FORMER DEPARTMENT STORE FOR SALE OR TO LET

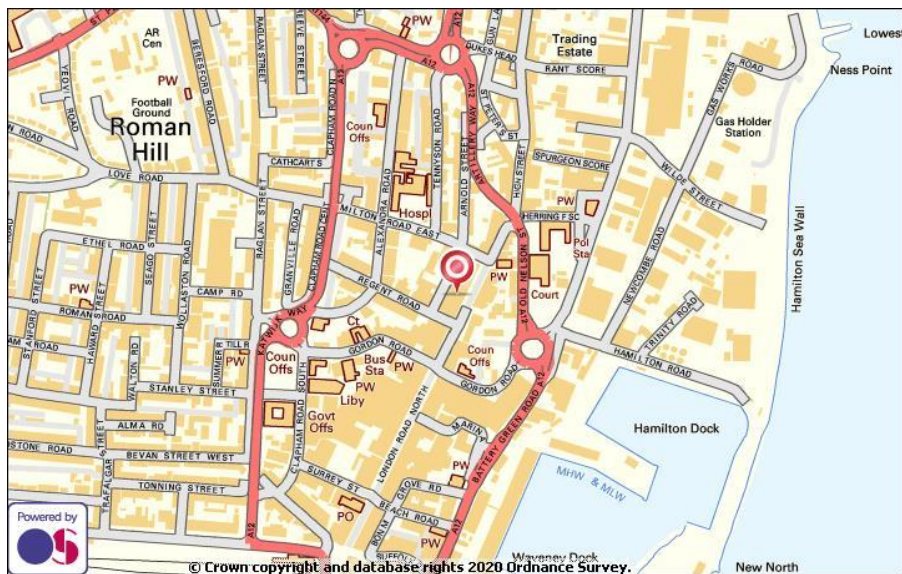


66-76 London North Road, Lowestoft, Suffolk, NR32 1ND



Property Details

- Ground Floor Sales From 3,000 sq ft
- Ancillary Storage On Upper Floors
- Rear Servicing From Grove Road
- Passenger / Goods Lift and Escalator
- Suit Various Uses STP
- Close To Britten Centre, Marks And Spencer, Vodafone, Greggs and Boots



Location & Description

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

This property is located in a 100% prime retail pitch amongst the major multiples, close to **Boots, Marks & Spencer, Burtons, Greggs and Vodafone** and opposite the entrance to the **Britten Centre**.

The property comprises a substantial former department store on ground and three upper floors benefitting from large, open plan sales areas, ground floor escalator, goods lift and rear servicing via Grove Road, fitted café and wc/wash facilities.

Accommodation

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

Accommodation	sq m	sq ft
Ground Floor Sales		6,530 sq ft
First Floor Sales		6,505 sq ft
Second Floor Sales		6,540 sq ft
Third Floor Sales		4,550 sq ft
Basement		285 sq ft
Total Nett Internal Area	2,267 sq m	24,410 sq ft

Rateable Value

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

Energy Performance Certificate

Further details are available upon request.

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 for a term of years to be agreed incorporating upward only rent reviews and via a service charge as necessary. Terms upon request.

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

Town Planning

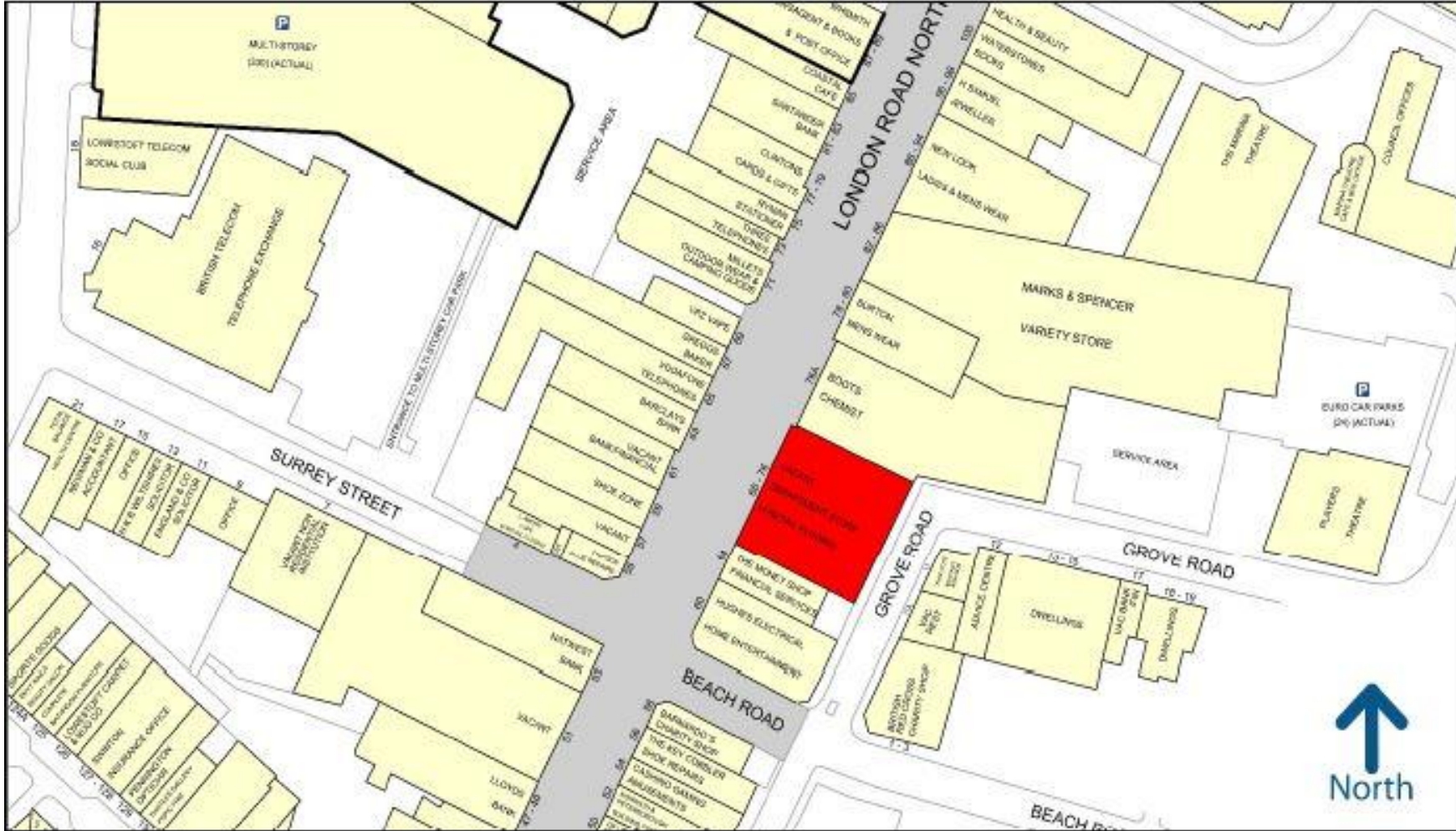
The property has an established Class E (Retail) use but is considered suitable for a range of commercial and residential uses, STP. Interested parties should make their own investigations of East Suffolk Council on 01502 562111.

VAT

The property is elected for VAT.

Legal Fees

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



Agents

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

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