Steel & Co
COMMERCIAL PROPERTY SERVICES

9 Bevan Street East

Lowestoft | Suffolk | NR32 2AA

Annual Rental
£8,000

- Prime high street location with strong footfall and great visibility
- Spacious open-plan retail area ideal for displays and customer engagement
- Large shop frontage for maximum visibility and customer attraction.
- Elegant staircase leading to a versatile upper floor.
- Ideal for retail, office, or storage space.
- Great investment opportunity in a thriving commercial area

Your commercial property foundation for success

Square Meterage: Approx 98m² | Rateable Value: £5,500 | EPC Rating: D

Retail Shop For Sale – Prime Town Centre Location

This versatile retail unit presents an excellent opportunity to establish or expand your business in Lowestoft's thriving town centre. Perfectly positioned on a busy high street, this property benefits from high visibility, strong foot traffic, and easy access to essential local amenities, including nearby car parks, bus routes, and the train station. Surrounded by a diverse mix of retailers, cafes, and businesses, this unit offers a prime trading position for a variety of enterprises.

With its prominent position, adaptable layout, and strong local footfall, this retail space is ideal for a wide range of businesses, from independent boutiques and service providers to established retailers looking for a central, accessible, and high-traffic location.

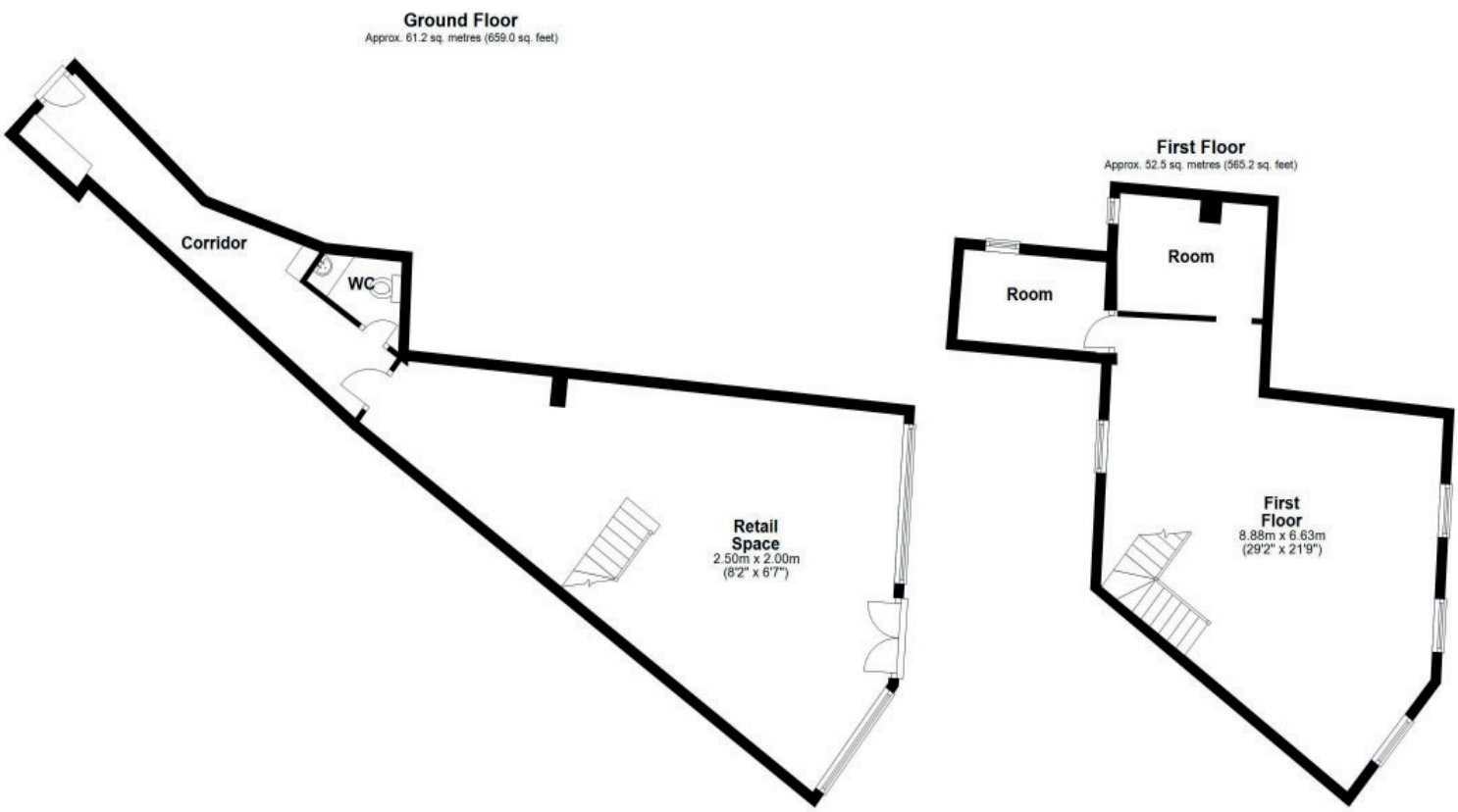
Don't miss this fantastic opportunity to secure a sought-after commercial unit in the heart of Lowestoft. Contact us today to arrange a viewing or discuss lease terms!

Key Features

- Prime Location – Close to key transport links, including the train station and main bus routes.
- Impressive Shop Frontage – Large window display space to attract passing customers.
- Spacious Interior – Open-plan ground floor retail area, adaptable for various layouts.
- Characterful Upper Floor – Elegant staircase leads to a second floor, suitable for retail, office, or storage use.
- Versatile Investment – Ideal for owner-occupiers or investors seeking a profitable commercial unit.

If you wish to view this property or require any further information please contact us on 01502 446000

Floor Plans

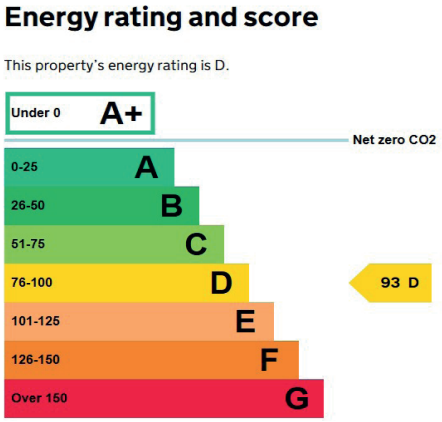


Total area: approx. 113.7 sq. metres (1224.2 sq. feet)

Additional Information

- **Annual Rental:** £8,000
- **Also For Sale:** £87,500
- **Ratable Value:** £5,500
- **Excellent town center location**
- **Available immediately**

Energy Efficiency Rating



Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.

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