

SHOP TO LET

REDUCED TERMS

38 LONDON ROAD NORTH LOWESTOFT, NR32 1EP

LOCATION

The property is situated within London Road North which is fully pedestrianised and, together with the Britten Centre, forms the retail core of Lowestoft town centre.

The property is adjacent to **Costa Coffee** and HSBC Bank and is directly opposite **Argos** and in the immediate vicinity of numerous other national multiple retailers including **McDonalds**, British Heart Foundation, Nationwide, **Gamestation**, Subway and Jessops.

ACCOMMODATION

The property comprises the following approximate dimensions and net internal floor areas:-

Gross Frontage:	7.31 m	24'
Net Frontage:	6.76 m	22'2"
Internal Width:	6.76 m	22'2"
Shop Depth:	19.66 m	64'6"

Ground Floor Entrance leading to:

Lower Ground Floor:

Sales	109.25 sq.m.	1,176 sq.ft.
Stock	11.15 sq.m.	120 sq.ft.

Upper Ground Floor:

Sales	114.08 sq.m.	1,228 sq.ft.
-------	--------------	--------------

w.c./kitchenette

access down to lower ground floor & loading bay

First Floor:

Sales/Ancillary	136.00 sq.m.	1,464 sq.ft.
-----------------	--------------	--------------

Second Floor:

Ancillary	42.18 sq.m.	454 sq.ft.
-----------	-------------	------------

Second floor is currently fitted out as a one bed flat.

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

The rent being sought is £29,500 pax (plus VAT if applicable).

RATEABLE VALUE

We have made verbal enquiries of Waveney District Council and understand the property as at 30th March 2009 had the following assessment for rating purposes:-

Rateable Value: £33,500

Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

PLANNING

The property benefits from A1 planning consent and change of use would be subject to an application to the Local Planning Authority.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

VIEWING

Strictly by appointment through sole agents:-

Francis Darrah Chartered Surveyors

Contact: Carol Cooper

Tel: 01603 666630

E-mail: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

March 2009

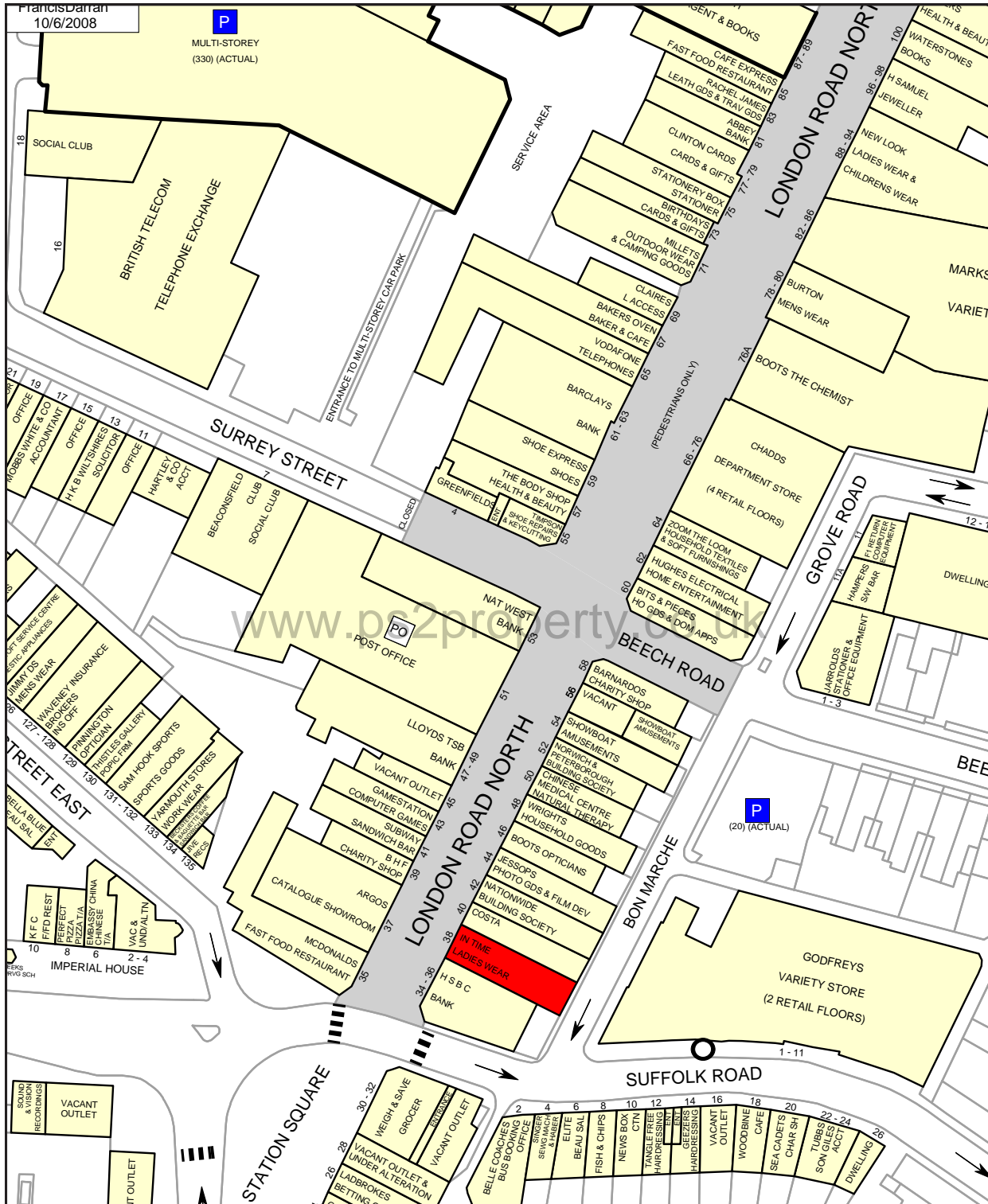
Tel 01603 666630 Fax 01603 666388

12 Bank St, Norwich NR2 4SE e-mail: carol@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL

38 LONDON ROAD NORTH LOWESTOFT, NR32 1EP



Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

Francis Darrah 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.

Tel 01603 666630 Fax 01603 666388

12 Bank St, Norwich NR2 4SE e-mail: carol@fdarrah.co.uk