



Unit 6

18-32 Station Square | Lowestoft | NR32 1BA

£15,000 PA

+ VAT

- Prime town centre location in Lowestoft
- Large open-plan retail/sales area
- Generous commercial kitchen with extensive preparation space
- Mixed & Accessible WC facilities
- Baby changing facilities
- Multiple storage and ancillary rooms
- Secure entryway with lockable gate
- Suitable for a variety of uses, including café, takeaway or retail
- New Lease available - Full Repair & Insuring (FRI)





Square Meterage: Approx 160m² | Rateable Value: £8,600 | EPC Rating: B

A substantial and versatile commercial premises positioned in the heart of Lowestoft town centre, directly opposite the train station and adjacent to well-established national operators including Wetherspoons, Subway and Taco Bell. The property benefits from excellent visibility and high footfall, with bus routes and Lowestoft's award-winning beaches just a short walk away.

The unit offers an expansive ground floor retail area extending to approximately 160 sq m, providing a bright and adaptable open-plan sales space suitable for a wide range of uses. The layout lends itself particularly well to café, takeaway, restaurant or retail occupiers, with ample room for seating, displays or customer flow.

To the rear, the property features a generously sized commercial kitchen area, fitted with extensive worktop space and tiled walls, ideal for food preparation and catering operations. In addition, there are mixed WC facilities, an accessible WC and baby changing facilities, ensuring convenience and compliance for both staff and customers.

Further benefits include multiple storage and ancillary rooms, a private office, and a secure entrance with lockable gate, providing added security and operational flexibility.

This is an excellent opportunity to secure a prominent and well-located town centre unit, suitable for a variety of business ventures, in one of Lowestoft's most accessible and vibrant commercial areas.

Key Features

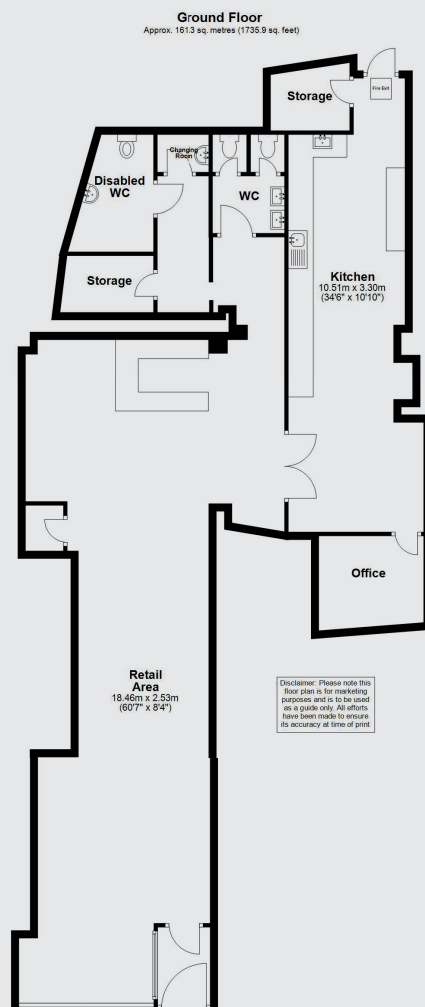
- Prime town centre location in Lowestoft
- Positioned directly opposite Lowestoft Train Station
- Fully fitted kitchen with extensive preparation space
- Adjacent to national operators including Wetherspoons, Subway and Taco Bell
- Large open-plan retail, sales or dining area
- Excellent footfall and visibility
- Multiple storage and ancillary rooms
- New lease available: flexible terms
- Secure entryway with lockable gate
- Suitable for a variety of uses including café, takeaway or retail

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



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Floor Plans



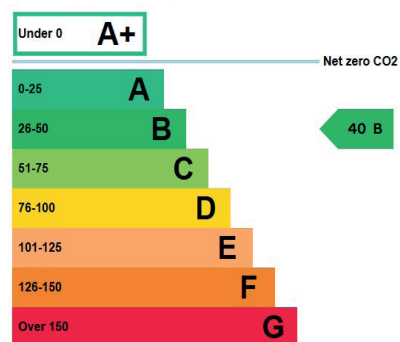
Additional Information

- **Rent:** £15,000 per annum plus VAT
- **Opportunity to aquire a sizable unit in the heart of Lowestoft's town centre:** with large retail/dining area, commercial kitchen with substantial preperation space, mixed & accessible WC and baby changing facilities to accomodate all staff and customers
- **New Lease available - Full Repair and Insuring (FRI)**

Energy Efficiency Rating

Energy rating and score

This property's energy rating is B.



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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