

New Lease Available

Initial Rent : £14,000 per annum

9, All Saints Road, Lowestoft, Suffolk NR33 0JL



Corner Situated Salon

- To Let -

- Prominent located well fitted salon and beauty treatment rooms
- Frontage plus return frontage
- 85.3 sq m (919 sq ft) over two floors
- High quality fitout
- Small courtyard area to the rear
- Densely developed residential area close town centre and sea front

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Lowestoft

Lowestoft is England's most Easterly town and second largest in Suffolk with an active port. Employment includes fabrication for the off shore industry, wind farms, CEFAS Laboratory and Birds Eye Factory. The south shore of Lake Lothing has in part undergone re-development with food stores, business parks, small industrial units and marina complexes. A third river/lake crossing was completed in 2024.

Lowestoft forms part of East Suffolk Council's administration area and has an urban population of approximately 71,000 with a summer increase with its involvement in the holiday industry. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the Norfolk Broads.

Lowestoft has excellent connectivity, with a main railway station to London (Liverpool Street (122 miles, approx. 3 hours) and Norwich (28 miles, approx. 42 minutes). Norwich has the nearest major airport. The town is serviced by the A12 trunk road which connects to the A14 near Ipswich (46 miles) and gives access to Felixstowe. The A146 gives access to Beccles and Norwich. The A47 runs 10 miles north to Great Yarmouth.



Location

The property occupies a prominent corner location at the junction of All Saints Road and St Georges Road within Pakefield which is a densely developed and relatively affluent area to the south of Lowestoft town centre.

All Saints Road leads towards the sea front and it connects to London Road South (B1532) which provides a link from Lowestoft town centre to the A12 (Great Yarmouth to London).

Pakefield is a popular residential coastal village and suburb of Lowestoft which becomes especially busy during the holiday season with visitors to the beach.

Description

The property has a prominent and attractive double frontage to All Saints Road and St Georges Road. Offering a unique 'all in' package that includes a high quality fit-out for both hairdressing and beauty, enabling a 'turn-key' start-up opportunity for any busy or established hairdresser wishing to begin trading quickly with minimum capital investment. With a high value and quality internal fit-out, this is an exceptional opportunity.

Comprising of a well-presented and appointed reception area, 8 workstations and seats, two back basins, with electricity and lighting fitted. Gas fired central heating and hot water heating.

The ground floor has a striking kitchen hub allowing refreshments to be prepared whilst keeping in visual contact with both the front door and salon floor. With separate area and sink for chemical mixing and colour storage. Provision for both washing machine and dryer.

With three self-contained and lockable beauty rooms on the first floor featuring work lighting and separate ambient lighting for massage. All three rooms are stunningly decorated and with ceiling art features in two of the three rooms. Each room features its own sink and water supply. All electrics are fitted to an exact working specification to suit the beauty industry. This turn key finish offers the leaseholder the opportunity to run a substantial beauty business or to sub-let the beauty side of the business on a per room basis.

Ground floor - front salon in to bay with additional side aspect, reception and salon area with kitchenette, rear salon incorporating feature vaulted ceiling and wc facility. An enclosed garden/yard area is accessed from the rear salon.

First floor - large beauty room area with front and side aspect. Two additional beauty rooms completely self-contained.

An inventory of fixtures, fittings and equipment to be attached to the lease.

Agent's Note: some of the equipment shown in the photos is owned by the outgoing tenant.



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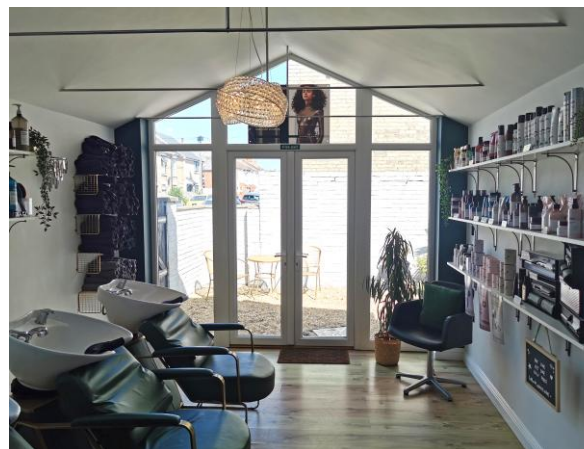


Accommodation

| | | |
|----------------------------------|-------------------|-------------------|
| Ground Floor Front Salon | 19.4 sq. m | 209 sq. ft |
| Reception Salon & Kitchenette | 18.9 sq. m | 204 sq. ft |
| Rear Salon | 14.3 sq. m | 154 sq. ft |
| WC Facility | | |
| First Floor Front Salon | 16.3 sq. m | 176 sq. ft |
| Treatment Salon | 10.4 sq.m | 111 sq. ft |
| Treatment Salon | 6.0 sq. m | 65 sq. ft |
| Boiler Room | | |
| Total | 85.3 Sq. M | 919 Sq. Ft |

Services

Mains water, electricity, gas and drainage are connected to the property. The property has a gas fired boiler to wet radiator system.



Tenure

Leasehold.

Terms

New lease for a minimum term of 6 years on tenant's full repairing and insuring terms at an initial rent of £14,000 per annum exclusive.

Possession

Vacant possession upon completion of a new lease.

Planning

Use E (Commercial Business & Service) which includes retail and office use.

Business Rates

The Rateable Value is £3,150. From 1st April 2026 the Rateable Value is £3,500. Contact East Suffolk Council Business Rates Department for information regarding business rates relief which is likely to be available to most occupiers of this property.

EPC

An Energy Performance Certificate has been ordered.

The property previously had an Energy Performance Rating of "D" (Rating 87). The Certificate and Recommendation Report will be available upon request.

VAT

VAT will not be applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs.

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Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Agent Details

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

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