



143 London Road South

Lowestoft | Suffolk | NR33 0AX

Monthly Rental

£650

- Prominent position on London Road South
- Located within the established Kirkley shopping district
- Large and flexible retail area ideal for customer-facing operations
- Three separate work or treatment rooms
- Additional storage areas, supporting efficient business operations
- Kitchenette and WC facilities included
- Substantial front window providing excellent visibility and display potential
- Short walking distance to Lowestoft Beach and Town Centre
- Excellent transport links
- New lease available – flexible terms





Square Meterage: Approx 72m² | Rateable Value: £5,900 | EPC Rating: D

Located at 143 London Road South, this well-presented commercial premises occupies a prominent position within the busy and established Kirkley shopping district. Previously trading as a successful salon, the property offers an excellent opportunity for a variety of retail, beauty, wellness or professional uses, benefiting from strong passing trade along one of Lowestoft's most active commercial routes.

The property features a large and flexible retail area complemented by 3-4 separate work or treatment rooms, making it ideal for businesses requiring both customer-facing space and private rooms. Additional benefits include useful storage areas, a kitchenette, and WC facilities, allowing for efficient day-to-day operation. The layout is well suited to adaptation, whether for continued salon use or alternative commercial ventures.

A substantial front window provides excellent visibility and display potential, helping to attract attention from the high levels of footfall along London Road South. The location is further enhanced by its close proximity to Lowestoft Beach and the Town Centre, both within a short walk, adding to the area's appeal for customers and clients.

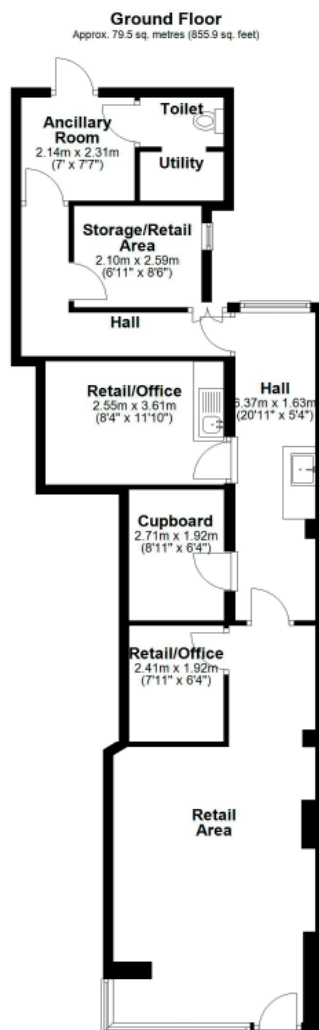
Connectivity is another key advantage, with regular bus routes passing directly outside the property, a short walk to Lowestoft's rail station and excellent road access via the A12 and A142, offering convenient links to Norwich, Great Yarmouth, Beccles and beyond. This combination of space, location and accessibility makes 143 London Road South a compelling opportunity for occupiers seeking a prominent and versatile commercial premises.

Key Features

- **Excellent Visibility:** A substantial front window provides superb display potential to attract passing trade.
- **Flexible Layout:** Large retail area, 2 work rooms, storage cupboard, kitchenette and WC
- **Strong Footfall:** Located on Lowestoft's bustling London Road South
- **Prime Location:** Situated in the busy Kirkley shopping district, a short walk to Lowestoft Beach and Town Centre
- **Connectivity:** Regular bus routes pass the shop. Excellent access via A12 & A142 to Norwich, Yarmouth, Beccles and beyond.
- **Expansive Space:** Multiple rooms for storage or separate work/treatment rooms
- **New lease available:** – flexible terms

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

Floor Plans



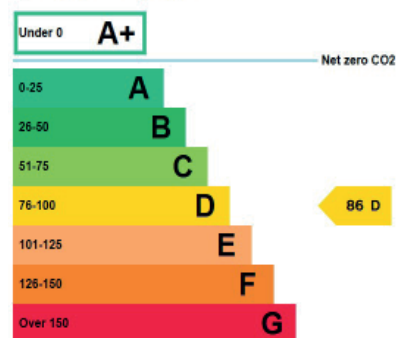
Additional Information

- **Rent:** £7,800 Per annum
- **Opportunity to acquire a versatile retail unit in one of Lowestoft's most sought after commercial areas**
- **Would suit a variety of businesses**
- **New Lease available - Flexible Terms**

Energy Efficiency Rating

Energy rating and score

This property's energy rating is D.



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 and 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.

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