



JOHNSON FELLOWS

CHARTERED SURVEYORS

Lowestoft, Unit 1 Pinewood Avenue/Westwood Avenue, NR33 9RW

Retail Premises – Leasehold



LOCATION

Lowestoft is the most easterly town in the Country and is situated 110 miles North East of London, 38 miles North East of Ipswich and 22 miles South-East of Norwich.

The property is situated to the South West of the Town within a residential development.

The property will adjoin a new Co-Op Convenience Store. Other operators in close proximity include **Coral Bookmakers**, **Well Pharmacy**, **One Stop**, a dry cleaners, **Bushells Bakers**, **Capital Chinese takeaway**, **Sole Bay Fish and Chip Shop** and **Medusa Hair**.

The property benefits from a share car park to the front and rear servicing.

DESCRIPTION

The subject property comprises a ground floor only retail unit forming part of a former pub conversion.

The property will be handed over to a shell condition with capped off services. The accommodation will comprise ground floor sales together with rear storage.



ACCOMMODATION

Ground Floor	155.63 m ²	1,675 sq ft
--------------	-----------------------	-------------

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£13,000 per annum exclusive.

RATES

Awaiting assessment.

EPC

To be provided on completion of the development.

USE

The property currently has an A1 consent.

TIMING

Anticipated handover March 2018.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk

Or our Joint Agent

Kevin Taylor – Kevin Taylor & Associates

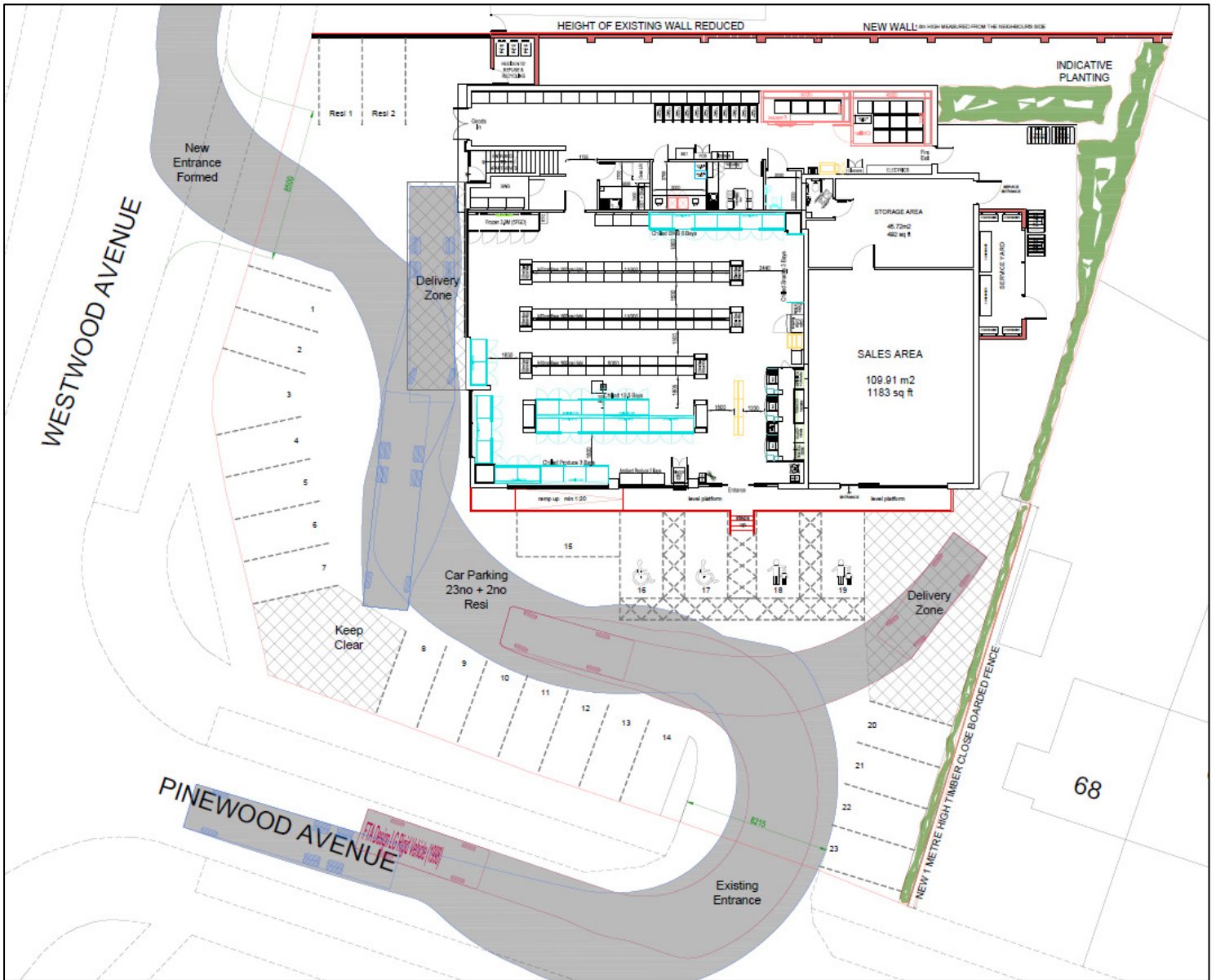
01603 622 334

johnsonfellows.co.uk



JOHNSON FELLOWS

CHARTERED SURVEYORS



johnsonfellows.co.uk

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.