



TOWN CENTRE

- **LARGE STORE TO LET
(FORMER
SUPERMARKET)**
- **FREEHOLD MAY BE
AVAILABLE**
- **DEVELOPMENT
OPPORTUNITY**

**119-125 London Road North
Lowestoft, NR32 1LZ**

LOCATION

The property is situated on the main retail thoroughfare in the town centre close to the junction with Gordon Road and Regent Road. Nearby occupiers include **Sports Direct, Bonmarche, TUI Travel Agents, Clarks Shoes** and **Poundstretcher**.

To the front of the property there are bus stops and partial pedestrianisation of the street. Access to the rear unloading bay/parking is from Regent Road.

Until very recently the property had been let and occupied by Tesco as a Metro Supermarket.

ACCOMMODATION

The premises comprise the following approximate dimensions and areas:-

Site Area: 26,016.78 sq ft 2,417.04 sq m

Ground Floor:

Sales	20,423 sq ft	1,897.3 sq m
Mezzanine	1,156 sq ft	107.3 sq m

First Floor:

Ancillary	13,669 sq ft	1,269.8 sq m
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Second Floor:

Sales	828 sq ft	76.9 sq m
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Other:

Plant	1,907 sq ft	177.1 sq m
	37,983 sq ft	3,528.7 sq m

TENURE

The property is being offered by way of a new repairing and insuring lease for a length of term to be agreed at a commencing rental of £100,000 pax (plus VAT if applicable), subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £158,015 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Carol Cooper
Tel: 01603 666630
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SUBJECT TO CONTRACT

October 2019

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RETAIL

