

119-125 London Road North Lowestoft, NR32 1LZ

FRANCIS DARRAH Chartered Surveyors

TOWN CENTRE

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

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

 Second Floor:

 Sales
 828 sq ft
 76.9 sq m

 Other:

Plant <u>1,907 sq ft</u> <u>177.1 sq m</u> 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
Email: carol@fdarrah.co.uk

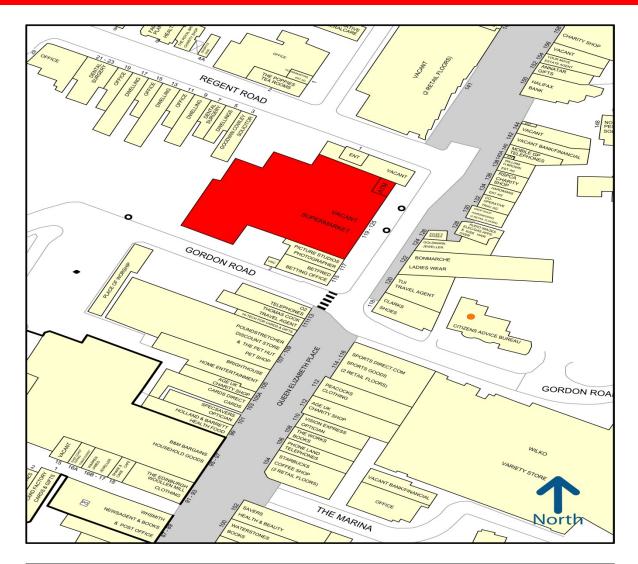
SUBJECT TO CONTRACT

October 2019

Tel 01603 666630 Email: info@fdarrah.co.uk

2 Redwell St, Norwich, NR2 4SE

www.francisdarrah.co.uk





Promap are for identification only and not to be scaled as a working drawing.

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.