



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Lowestoft, 57/57a Westwood Avenue, NR33 9RW

Retail Premises – Leasehold

Due to Relocation



### 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 subject property is situated to the South West of the Town within a residential development along Westwood Avenue.

The subject property is directly adjoined by **Coral Bookmakers** and **Well Pharmacy**. Other occupiers in the parade include **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 shared access road to the rear.

### DESCRIPTION

The property comprises a mid terraced two storey brick built retail unit with a mixture of pitched felt and flat roof construction. The accommodation comprises ground floor retail sales together with first floor ancillary storage/accommodation. The first floor accommodation is a mixture of warehouse and ancillary staff/storage.

The first floor benefits from a goods lift linking to the rear lobby area. The first floor also benefits from a self contained access onto the front side elevation as the area was previously a residential flat and could be converted back if required.

### ACCOMMODATION

Ground Floor Sales	214.53m <sup>2</sup>	2,309 sq ft
First Floor Storage	107.25m <sup>2</sup>	1,154 sq ft

### TENURE

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

### RENT

£19,500 per annum exclusive.

### RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value: £14,500

Interested parties should verify this information with the relevant authority.

### EPC

Awaited.

### 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](mailto:chris.gaskell@johnsonfellows.co.uk)



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