

Lowestoft - 58 Bridge Road NR32 3LR
Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Lowestoft - 58 Bridge Road NR32 3LR

Retail Premises to Rent



Property Features:

- Comprises ground floor former childcare premises
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Occupiers close by include number of local traders including café, estate agent, hair salon and more.

Property Description:

Comprises large former childcare premises arranged over ground floor. The property benefits from triple frontage and provides the following accommodation and dimensions:

Ground Floor: 210 sq m (2,260 sq ft)

Open plan retail, play rooms, kitchen, storage, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £346.15 per week (PCM: £1,500)

Deposit: £4,500 (3 Months)

Rateable Value:

Rateable Value - £18,750 p.a.

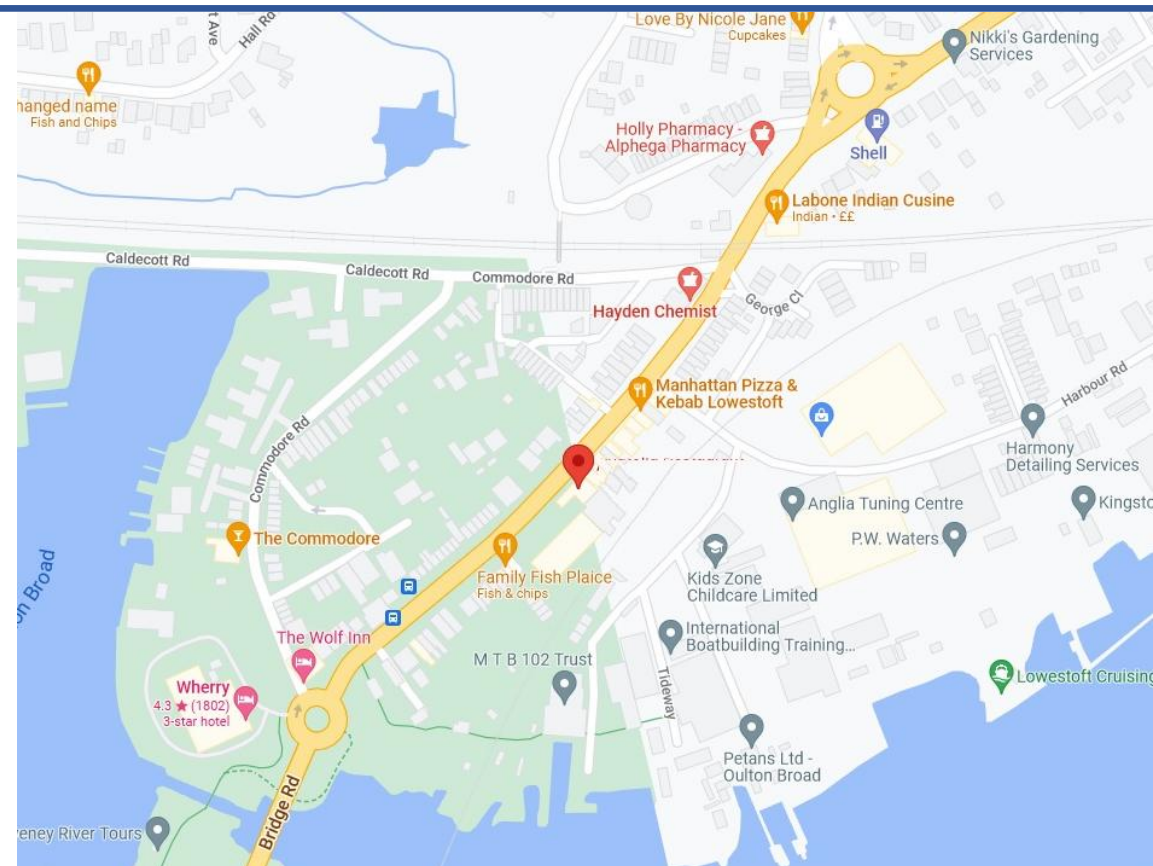
Rates Payable - £9,600 p.a.

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

Oulton Broad is a suburb and electoral ward of Lowestoft in Suffolk, England, located 2 miles (3.2 km) west of the centre of the town. The property is located within walking distance to Oulton Broad North Rail Station. Occupiers close by include number of local traders including café, takeaways, estate agent, hair saloon, amongst others.

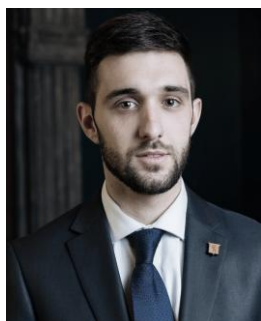


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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