

### Retail



### Location

Lowestoft is a substantial retail town having a resident population of almost 70,000 persons and approximately 190,000 within 20km of the Centre. The retail population is substantially increased by the annual influx of tourists. The property is situated in the Britten Centre which comprises approximately 100,000 sq ft of retail accommodation together with a 330 space multi storey car park.

### Description

The unit comprises a former café and is arranged over ground floor. The unit is immediately adjacent to the bus station which creates a strong pedestrian flow past the unit. Nearby occupiers include **Poundland, Pandora, Iceland and WH Smith.**

### Accommodation

The unit is arranged over ground floor as follows:

Ground Floor Sales 583 sq ft - 54.2 sq m

### Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. The Landlord will insure the premises with the premium to be recovered from the Tenant.

### Rent

£11,500 per annum exclusive

### Service Charge

The property participates in a service charge. Further details are available upon request.

#### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

### Rates

The Valuation Office Agency website indicates that the 2023 Rateable Value for unit 10C/10D (22/24) Britten Centre is **£7,700**. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Waveney District Council, or via [www.gov.uk/correctyour-business-rates](http://www.gov.uk/correctyour-business-rates) which includes a rates payable calculator.

### Planning & Uses

The property is categorised as Use Class E and can therefore be used for the following uses: retail shop, financial and professional services, café, restaurant, office, clinic, health centre, creche and gym. It is the incoming Tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (89). A full copy of the certificate is available upon request.

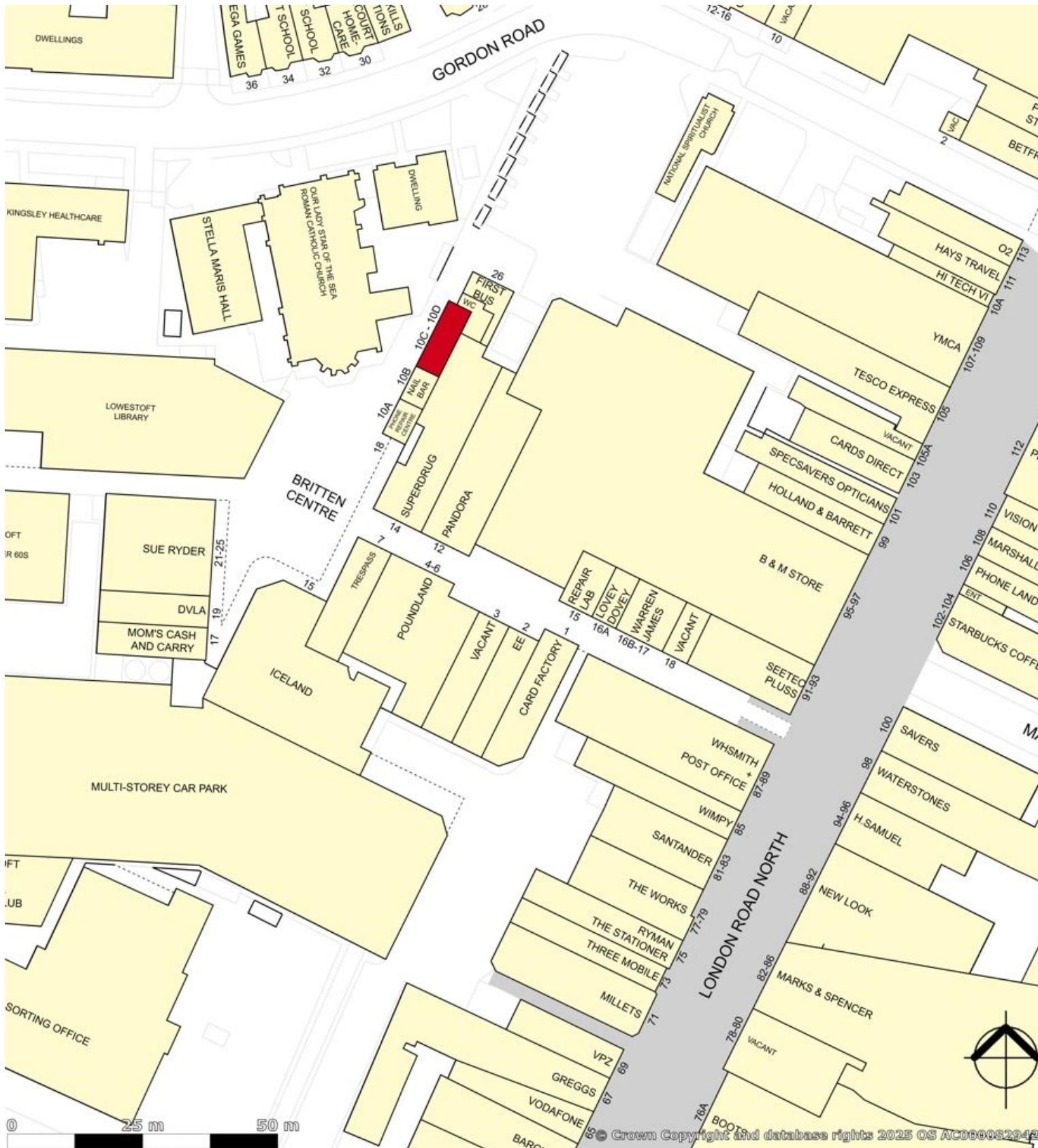
### Legal Costs

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

### Viewings & Further Information

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