

Lowestoft – 3-4 Golden Court, Bridge Road NR32 3LU

Double Fronted Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- Benefits from vehicular access at rear
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated within 2 minutes walk from Oulton Broad North Rail Station, with occupiers close by include number of restaurants, takeaway, hair salon, pharmacy, pubs and others.

Property Description:

Comprises double fronted ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 115 sq m (1,238 sq ft)

Open plan retail, storage, wc



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Terms:

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

Rent: £195 per week (PCM: £845)

Deposit: £2,535 (3 Months)

Rateable Value:

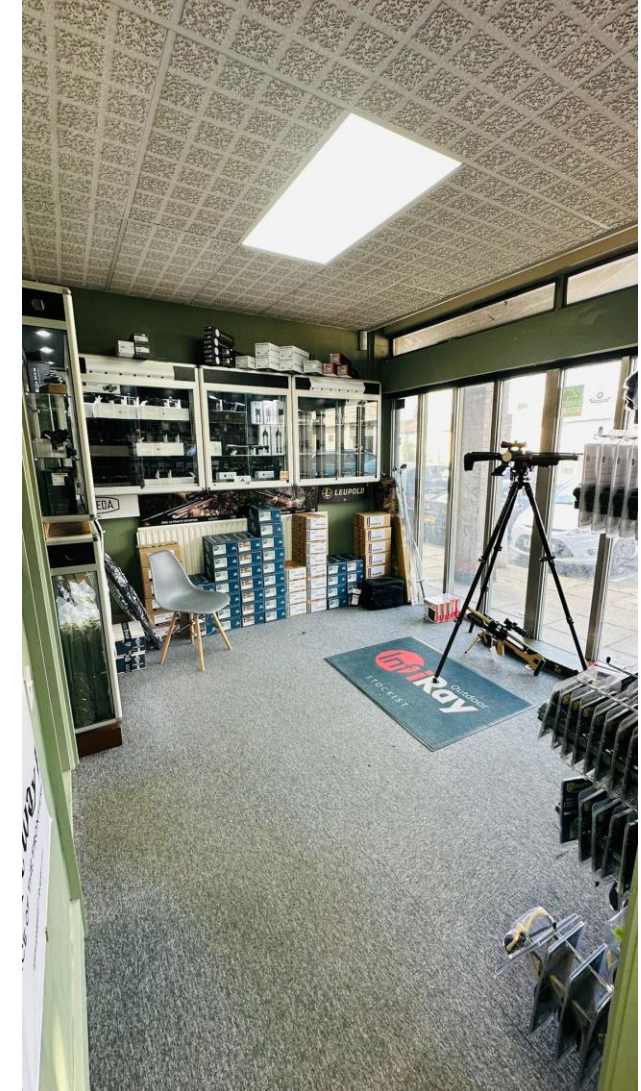
Rateable Value - £10,000 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

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



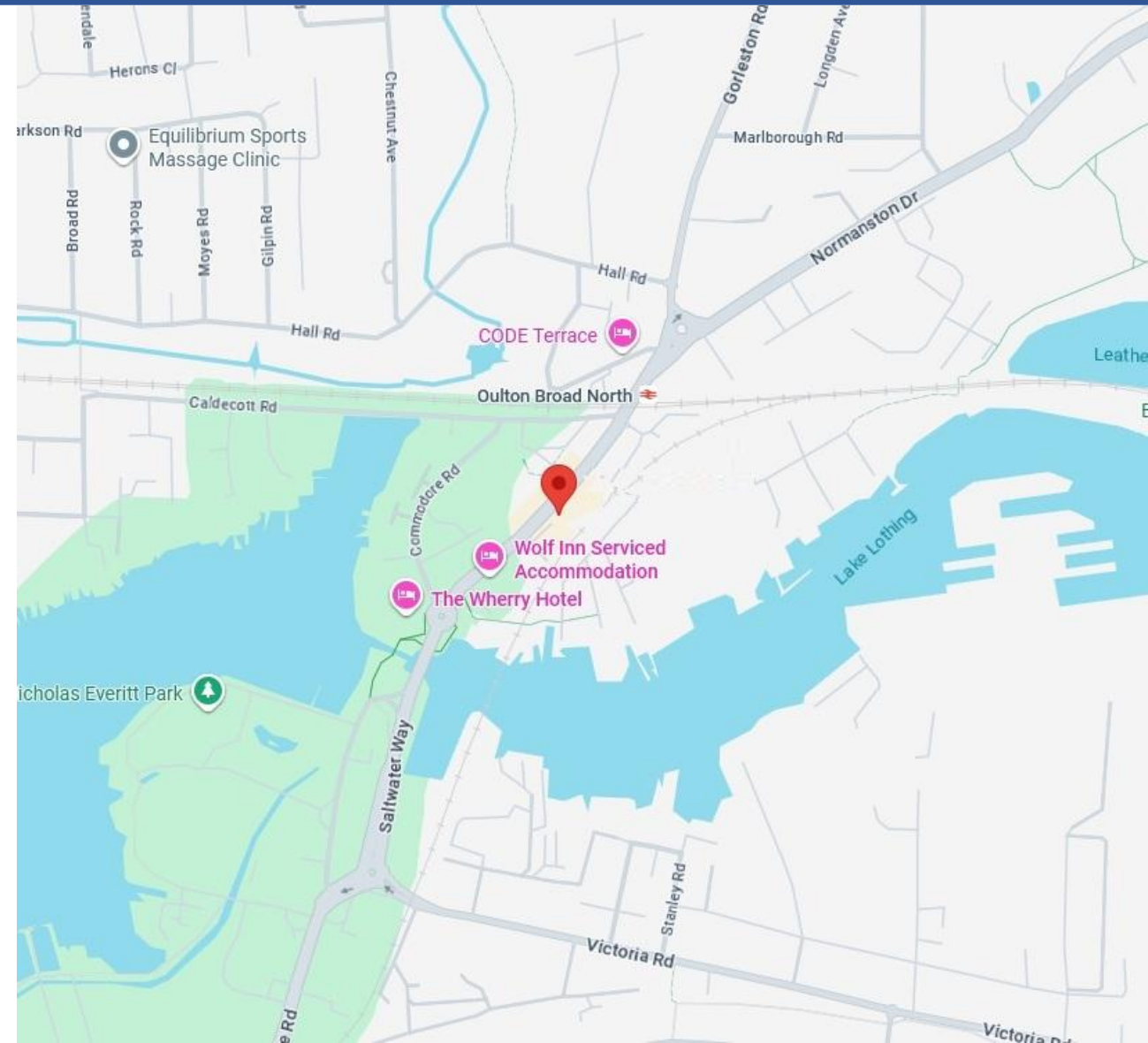
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Location:

The property is situated on the east side of Bridge Road, to the east of its junction with Harbour Road. A range of shops and amenities is available along Bridge Road (A146). Oulton Broad North Rail Station is approximately 2 minutes' walk to the north-east. The A146, A47 and A12 are easily accessible. Occupiers close by include number of restaurants/ takeaway, hair salon, pharmacy, pubs and others.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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