

Commercial Unit for Sale

Situated in a highly prominent position on London Road North, this substantial mixed-use freehold property offers an exceptional opportunity for investors, business owners, or developers. The building comprises a spacious ground-floor commercial unit with ancillary space to the rear, as well as three-room mixed-use space arranged over the first floor. This flexible configuration makes the property ideal for both immediate occupation and long-term redevelopment or investment.

The ground floor provides versatile commercial space. At the front, a generous retail unit offers excellent visibility and layout for a variety of uses, including retail, office, studio, or clinical applications. To the rear, there is a well-positioned kitchenette and WC, along with a separate room currently used for storage or additional workspace. This rear section also benefits from direct access to the back of the property, with a courtyard and outhouse, enhancing its functionality.

The upper floor comprises of three-bedrooms, which could serve as owner accommodation, or retail storage space. The layout includes two larger rooms and a smaller third room, all accessible via an internal staircase from the ground floor. There is scope to create a private entrance and convert the first floor into a completely self-contained residential flat, subject to planning approval.

**Prominent freehold on busy
London Road North**

**1,320 sq ft ground floor
commercial space**

**Versatile layout for retail, office,
or studio use**

**Rear access, Courtyard,
kitchenette, WC, and storage**

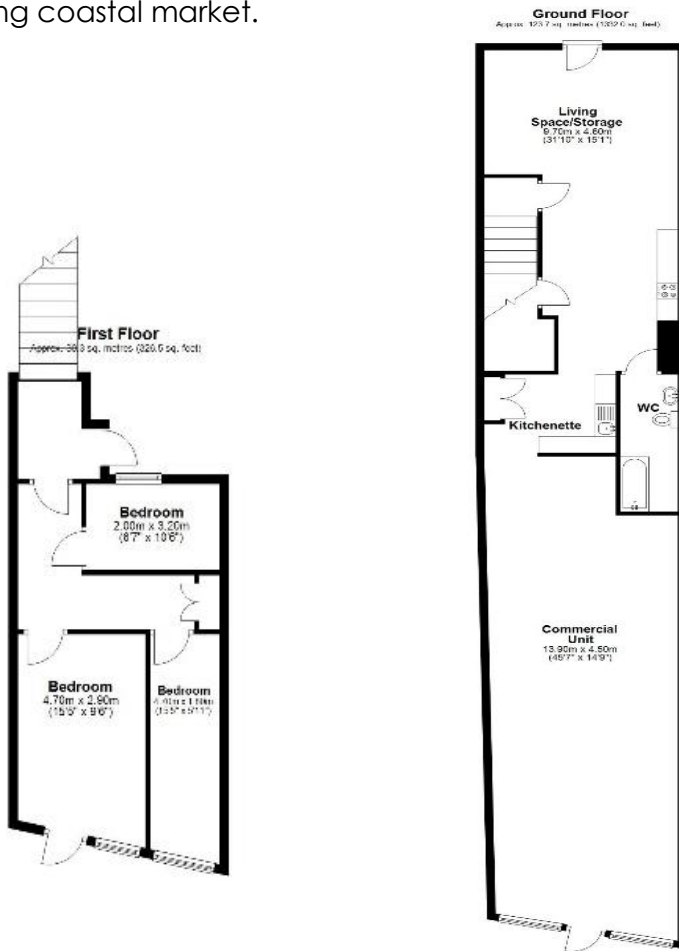
**High footfall area near shops
and transport links**

**Three-bedroom flat with
redevelopment potential**



Positioned on one of Lowestoft's busiest high streets, the property benefits from excellent footfall and strong visibility. It is surrounded by national retailers, banks, cafes, and essential amenities. The seafront is only a short walk away, as is Lowestoft train and bus stations, providing direct links to Norwich, Great Yarmouth and beyond.

This property would suit a wide range of purchasers—from owner-occupiers looking to combine business and living space, to developers exploring residential conversion potential, or investors seeking a high-yield opportunity in an improving coastal market.



Asking Price
£190,000

179 London Road
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If you wish to view the property or require any further information, please contact us by one of the following options:

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