



## 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 Poundland Unit in a 100% prime position within the Britten Centre. immediately adjacent to the bus station which creates a strong pedestrian flow past the unit. Nearby occupiers include **B&M, Pandora, Iceland, Card Factory, Trespass, Superdrug** and **TG Jones**.

## Accommodation

The unit is arranged over ground floor and first floor as follows:

Ground floor sales	3,744 sq ft (347.8 sq m)
First floor storage	1,838 sq ft (170.8 sq m)
<b>Total</b>	<b>5,582 sq ft (518.6 sq m)</b>

## 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

**£45,000 per annum exclusive**

## Service Charge

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

## Rates

The Valuation Office Agency website indicates that the 2023 Rateable Value for unit 4, 5 and 6 (7-9) Britten Centre is **£66,000**. 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.

## Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C. 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.

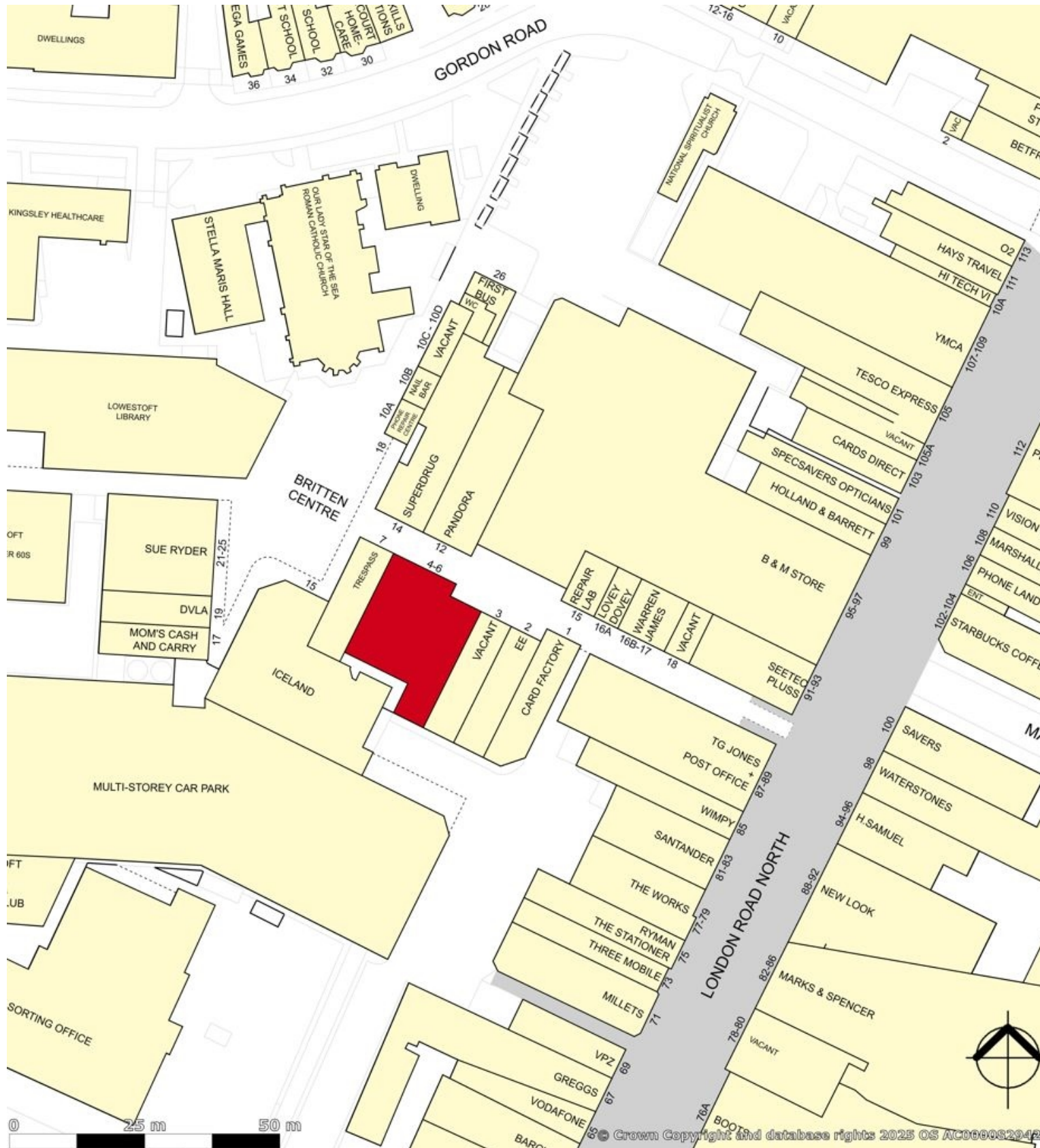
## Viewings & Further Information

**Ben Common**  
**Roche Chartered Surveyors**  
07917 762230  
[benc@rochecs.co.uk](mailto:benc@rochecs.co.uk)

**Adrian Fennell**  
**Roche Chartered Surveyors**  
07880 975250  
[adrianf@rochecs.co.uk](mailto:adrianf@rochecs.co.uk)

SUBJECT TO CONTRACT

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