



PROMINENT SHOP

**FREEHOLD FOR SALE
WITH VACANT POSSESSION
(NO VAT)
Due to Relocation**

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £47,000 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Mob: 07774 781 381
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

February 2025

**60-62 LONDON ROAD NORTH,
LOWESTOFT, NR32 1ET**

LOCATION

Lowestoft is located on the A47, 10 miles south of Great Yarmouth and 20 miles south east of Norwich. Lowestoft's main access is via the A146 to Norwich and the A12 to Great Yarmouth and Ipswich, both routes providing access to the national road network.

The property is located in a prime retail position on London Road North. Nearby multiple retailers include **J D Sports, Boots, Marks and Spencer, New Look, Greggs, Vodafone, Barclays Bank and NatWest Bank.**

ACCOMMODATION

Ground Floor		
Sales	3,231 sq ft	300.1 sq m
First Floor		
Potential Sales	3,050 sq ft	283.3 sq m
Second Floor		
Ancillary	2,194sq ft	203.8 sq m
Basement		
Ancillary	476 sq ft	44.2 sq m

TENURE

The property is offered for sale, freehold with vacant possession seeking offers in the region of **£450,000.**

VAT

The property is not elected for VAT. The sale will not be subject to VAT.

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

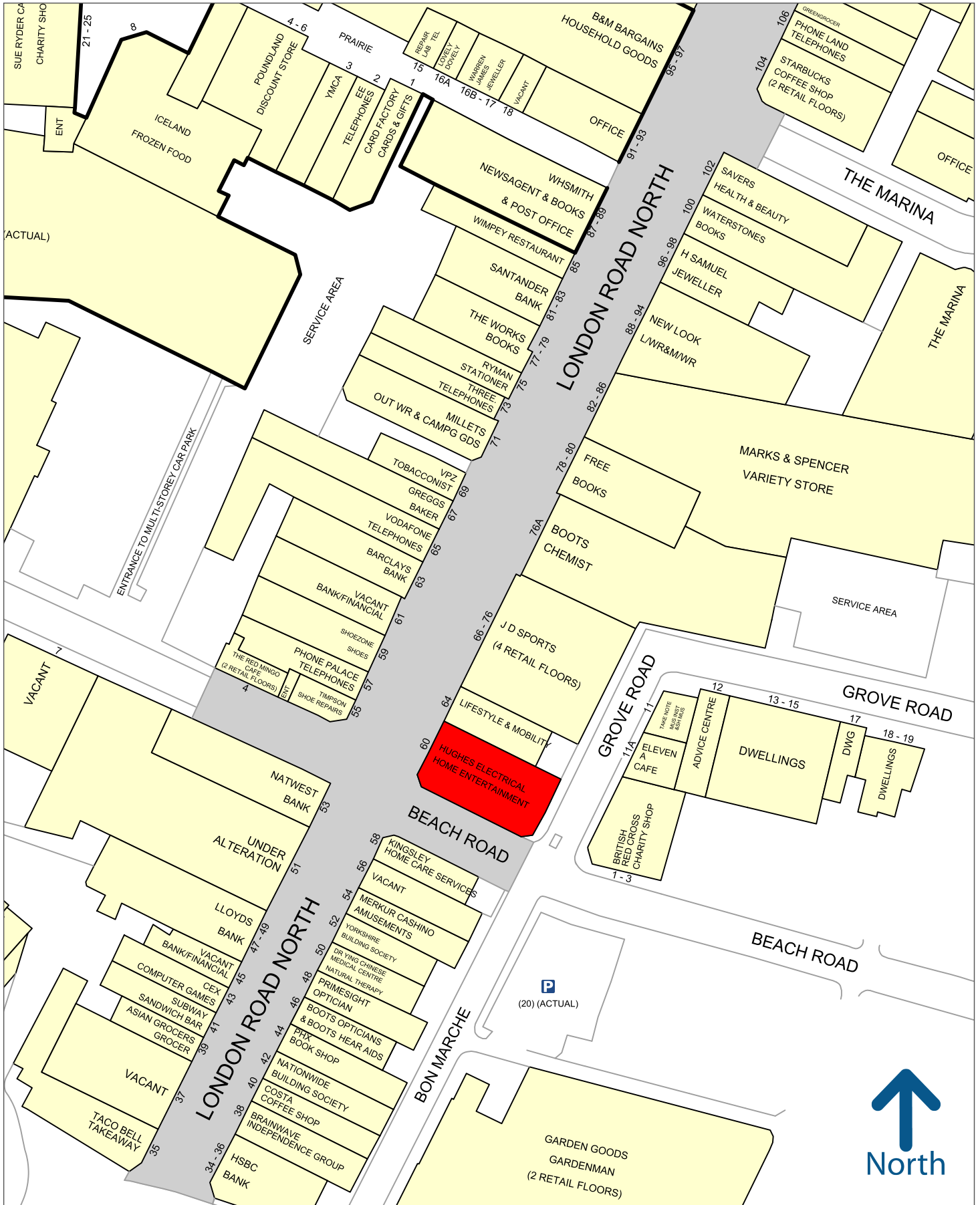
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RETAIL



50 metres

Experian Goad Plan Created: 07/11/2024
Created By: Francis Darrah