

Lot 30, 77-79 London Road North, Lowestoft,

Suffolk NR32 1LS

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to The Works Stores Limited
- New 5 year lease from 2nd September 2025 (No breaks)
- Approx. 262.71 sq m (2,827 sq ft)
- Prominent position on pedestrianised High Street
- Nearby occupiers include Boots, Marks & Spencer, Waterstones, JD Sports, TG Jones, Sports Direct, Peacocks, Go Outdoors & Greggs.

Lot

30

Auction

26th March 2026

Rent

£40,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

10 miles south of Great Yarmouth, 27 miles south-east of Norwich

Roads

A12, A146, A11, M11

Rail

Lowestoft Railway Station

Air

Norwich International Airport

Situation

The property is situated in a prominent position on London Road North, Lowestoft's prime pedestrianised retailing thoroughfare. The property benefits from being less than 200 metres from Lowestoft Railway Station. Nearby occupiers include Marks & Spencer, Boots, Waterstones, JD Sports, TG Jones, Sports Direct, Peacocks, Go Outdoors & Greggs.

Tenure

Freehold.

Description

The property comprises a large ground floor shop with first floor ancillary accommodation.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail Ancillary	200.94 61.77	(2,162) (664)	THE WORKS STORES LIMITED (t/a The Works)	5 years from 02/09/2025	£40,000
Total		262.71	(2,827)			£40,000

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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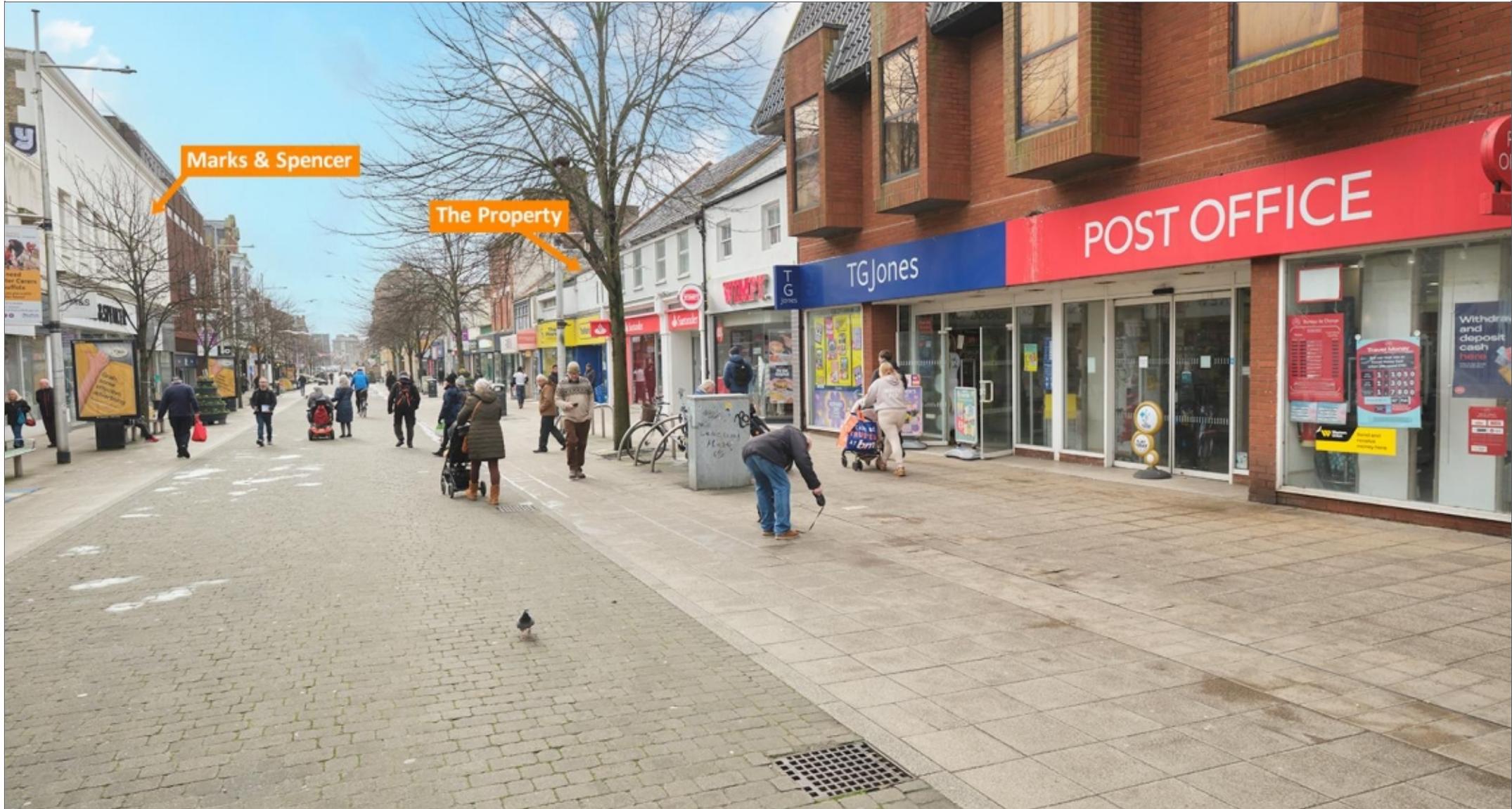
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2024