

Lot 33, 103 London Road North, Lowestoft,

Suffolk NR32 1LX

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 33, 103 London Road North, Lowestoft, Suffolk NR32 1LX

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Property Information

Freehold Retail Investment

- Let to Cards Direct Retail Limited until September 2031 (No Breaks)
- March 2026 Tenant break option not exercised
- Prominent position in prime pedestrianised retail thoroughfare
- Approx. 300 meters from Lowestoft Railway Station
- Nearby occupiers include Specsavers (adjacent), Tesco Express, Vision Express, Holland & Barrett, Starbucks and Sports Direct

Lot

33

Auction

29th October 2026

Rent

£37,500 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

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

Roads

A11, A12, A146, M11

Rail

Lowestoft Railway Station

Air

Norwich International Airport

Situation

The property is prominently situated on the east side of the pedestrianised London Road North, Lowestoft's principal retailing thoroughfare. Nearby occupiers include Specsavers (adjacent), Tesco Express, Vision Express, Holland & Barrett, Starbucks and Sports Direct. The property also benefits from being within walking distance to The Britten Centre and approximately 300 metres from Lowestoft Railway Station.

Tenure

Freehold.

EPC

Band B.

Description

The property comprises a retail unit arranged on the ground floor.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 33, 103 London Road North, Lowestoft,
Suffolk NR32 1LX

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	170.00	(1,830)	CARDS DIRECT RETAIL LIMITED (t/a Cards Direct) (1)	15 years from 29/09/2016	£37,500 (2)
Total		170.00	(1,830)			£37,500

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

(1) Cards Direct are a family owned and run retailer in the UK specialising in greeting cards, gifts, gift packaging, balloons, partyware and currently have 90 stores in the UK. For the year ending 31st July 2025, Cards Direct Retail Limited reported a total turnover of £26,942,011, pre-tax profits of £574,845 and net assets of £2,993,077 (Source: Cards Direct Retail Limited, as published at Companies House on 18/09/2026).

(2) The lease provides for a half rent period from 28/09/2026 until 27/09/2028. The Seller will 'top-up' the rent from completion of the sale until the end of the half rent period. The property will effectively produce £37,500 from completion.

**Lot 33, 103 London Road North, Lowestoft,
Suffolk NR32 1LX**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 33, 103 London Road North, Lowestoft,

Suffolk NR32 1LX

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 33, 103 London Road North, Lowestoft, Suffolk NR32 1LX

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 33, 103 London Road North, Lowestoft, Suffolk NR32 1LX

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Druces LLP
99 Gresham Street
London
EC2V 7NG

Connor Martin
07935 345353
c.martin@druces.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2026