

Lot 33, 103 London Road North, Lowestoft,

Suffolk NR32 1LX

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment	
<ul style="list-style-type: none">Let to Cards Direct Retail Limited until September 2031 (No Breaks)March 2026 Tenant break option not exercisedProminent position in prime pedestrianised retail thoroughfareApprox. 300 metres from Lowestoft Railway StationNearby 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 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.

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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	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.

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Freehold Retail Investment

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2026