

# 108 London Road North Lowestoft, Suffolk NR32 1HA

## Freehold Retail Investment

- Let to The Works Stores Limited until 2020
- Prime pedestrianised town centre location
- Nearby occupiers include Vision Express, W H Smith, BHS, Marks & Spencer and Boots

lot 40

Rent  
**£45,000**  
per annum  
exclusive



## Location

Miles: 11 miles south of Great Yarmouth  
27 miles south-east of Norwich  
Roads: A12, A117, A146  
Rail: Lowestoft Rail Station  
Air: Norwich International Airport, Stansted Airport

## Situation

The property is situated on the eastern side of the London Road North, Lowestoft's prime pedestrianised retail thoroughfare. Lowestoft is a popular seaside town with award-winning Blue Flag beaches and is Suffolk's second largest town after Ipswich. Nearby retailers include Vision Express, W H Smith, BHS, Marks & Spencer and Boots.

## Description

The property comprises ground floor retail accommodation and ancillary accommodation on the first floor. The first floor front storage area is a remote store externally accessed over the flat roof which is accessed via a hatch from the first floor rear.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	134.24 sq m (1,445 sq ft)	<b>THE WORKS STORES LIMITED (1)</b>	10 years from 19/08/2010 until 2020 on a full repairing and insuring lease	£45,000	19/08/2015
First (Rear)	Ancillary	24.88 sq m (268 sq ft)				
First (Front)	Storage	40.20 sq m (432 sq ft)				
<b>Totals</b>		<b>199.32 sq m (2,145 sq ft)</b>			<b>£45,000</b>	

(1) The Works currently operate from over 300 stores nationwide. (www.theworks.co.uk) For the year ending 28/04/2013, The Works Stores Limited reported a turnover of £122,781,000, pre-tax profits of £2,669,000 and a total net worth of £5,729,000. (Source: www.riskdisk.com 24.04.2014)

## For further details please contact:

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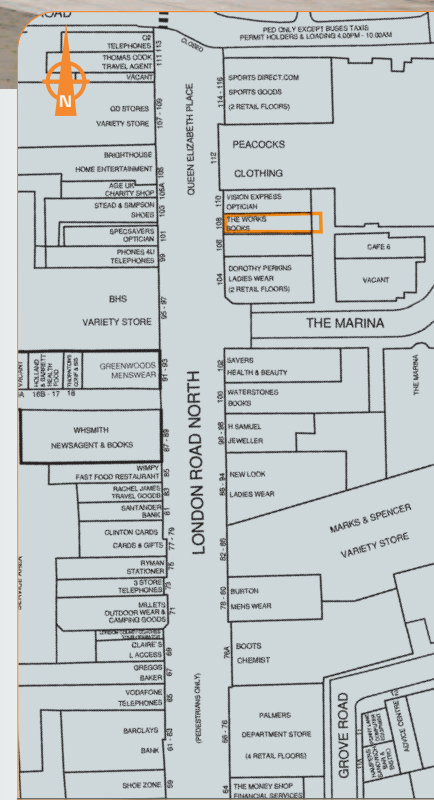
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## Solicitors:

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