

158 London Road South & 2a/3 Waterloo Road, Lowestoft, Suffolk NR33 0BB

Freehold Retail and Residential Investment

Lot 12

£20,052 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
158 London Road South and 2a/3 Waterloo Road	Ground	Retail	69.30 sq m (746 sq ft)	INDIVIDUAL t/a Hunny Bee Vintage & OMG Community Craft Shop (1)	4 years from 11/03/2016 (2)	£6,000	(10/03/2020)
2 Waterloo Road	Ground	Retail	40.51 sq m (436 sq ft)	INDIVIDUALS t/a Market Pet Shop	3 years from 12/05/2015 (3)	£3,600	(11/05/2018)
Flat 1	First	Residential	1 Bedroom Flat	INDIVIDUAL	12 month AST from 22/04/2016	£3,000	(4)
Flat 2	First	Residential	1 Bedroom Flat	INDIVIDUAL	6 month AST from 22/02/2013	£3,432	(4)
Flat 3	First	Residential	1 Bedroom Flat	INDIVIDUAL	6 month AST from 14/10/2016	£4,020	(4)
Total Commercial Area			109.81 sq m (1,182 sq ft)			£20,052	

- (1) Hunny Bee Vintage Shop & Tea Room trades from 158 London Road South, while OMG Community Craft Shop trades from 3 Waterloo Road.
 (2) The tenant did not exercise a break option in March 2017.
 (3) The tenant did not exercise a break option in November 2016.
 (4) The tenant is occupying by way of a periodic tenancy on a month by month basis.

Key Details

- Comprises three ground floor retail units and three residential flats
- Asset Management Opportunities
- Nearby occupiers include William Hill and Greggs as well as other independent traders

On behalf of a Major Fund Manager

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

Lowestoft is an important commercial centre and port in East Anglia. The property is accessed via the A12 and is located on the eastern side of London Road South, 1km south of Lowestoft town centre. Nearby occupiers include William Hill and Greggs, as well as other independent traders.

Description

The property comprises three ground floor retail units with three self-contained residential flats on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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