



## Retail in NR33

London Road South, Lowestoft, Suffolk,  
NR33 0DS

**£155,000** Starting Bid

Allocated parking

## Property features

- ✓ Spacious and versatile mixed-use property in Kirkley, Lowestoft
- ✓ Prime location on London Road South, close to South Beach, shops, and amenities
- ✓ Set across three floors with commercial space and a three-bedroom flat
- ✓ Excellent owner-occupier or investor opportunity

## Description

For sale via secure sale online bidding - terms and conditions apply.

A fantastic opportunity to acquire a spacious and versatile mixed-use property, ideally located on London Road South in the vibrant Kirkley district, just a short distance from Lowestoft's popular South Beach.

Arranged across three floors, the property combines a ground floor commercial unit with a three-bedroom flat above, making it a fantastic option for those looking to combine business and living accommodation, or for investors seeking a flexible and income-generating opportunity. Its prominent position provides excellent visibility and benefits from high levels of passing trade, while also being close to local shops, amenities, town centre, award winning beaches and tourist attractions.

The ground floor features a bright and welcoming retail space with wide shop frontage and large display windows, complemented by a treatment room, WC, and kitchen to the rear. On the first floor, the layout currently comprises of a lounge and bedroom, (currently being used as treatment rooms), a storage cupboard, bathroom, and a further kitchen. We have been advised a new boiler has just been fitted with 7 year warranty.

The second floor offers additional flexible accommodation, currently arranged as an office and storage area (previously 2 double bedrooms), but easily adaptable to residential or commercial use. With its prime location, adaptable layout, and competitive price, 267 London Road South represents an excellent opportunity for business owners, developers, or investors to secure a prominent and versatile property in one of Lowestoft's most sought-after areas

Please note we have not inspected this property.

Price: Starting Bid £155,000

Property Type: Retail

Business Type: Hairdressers

Parking: Allocated

## Location

Ideally located on London Road South in the vibrant Kirkley district, just a short distance from Lowestoft's popular South Beach.

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## Accommodation

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## Tenure

Freehold. Title number SK239106

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## EPC

We currently await a copy of the EPC

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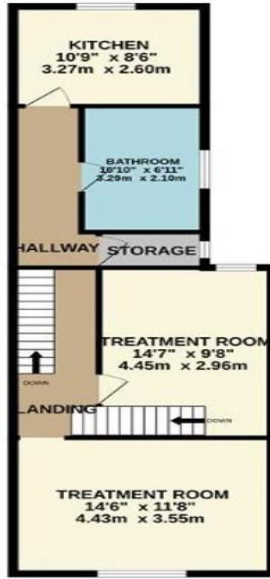
## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.

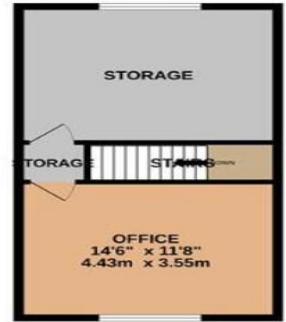
GROUND FLOOR  
709 sq ft. (65.8 sq.m.) approx.



1ST FLOOR  
622 sq ft. (57.3 sq.m.) approx.



2ND FLOOR  
389 sq ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq ft. (159.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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London Road South, Lowestoft, Suffolk, NR33 0DS

Contact your local branch today for more information on this property:

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