

New Lease Available

Initial Rent : £5,000 per annum

Jubilee Parade Ground Floor Concession Unit 4



PRIME SEAFRONT LOCATION RETAIL/LEISURE UNIT

SOUTH LOWESTOFT BEACH

- TO LET -

- Well proportioned retail shop/leisure space
- Ground floor retail / leisure area 15 sq m (161 sq ft)
- Award winning beach facing
- Prime seafront location
- Walking distance from town centre
- New development restaurant/café above

AssetManagement@eastsoffolk.gov.uk

Tel: 01502 523354

Riverside
4 Canning Road
Lowestoft
NR33 0EQ

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Location

The unit has direct access to Lowestoft Sea front and the Promenade, as well as East Point Pavilion, Claremont Pier and the Town Centre which are nearby.

Lowestoft Train Station is located approximately 0.5 miles from the unit, whilst the A12 trunk road is 0.6 miles away. Being one of the largest towns in Suffolk, Lowestoft has an urban population of around 72,000 and a summer surge due to its active engagement in the tourist sector, whilst also boasting a thriving harbor.

The unit is located within close proximity of the recently developed new beach huts and less than a five minute walk to multiple public pay and display/online car parks. With a range of activities, restaurants, takeaways and bars located along the seafront and at the nearby pier along with beach facilities like changing rooms, toilets and volley ball courts the South Lowestoft Beach has become the centre of tourism for Lowestoft.

Description

A well proportioned retail/leisure unit with beach frontage. Good width frontage with glazing and incorporating recessed double entrance doors.

Accommodation

Ground floor		
Retail/leisure area	15 m ²	161 ft ²
Total NIA	15 m²	161 ft²

Services

Mains water, electricity and drainage are connected.

Tenure

Leasehold.

Terms

New lease for a term to be agreed on tenant's internal repairing and insuring terms at an initial rent of £5,000 per annum exclusive of any outgoings.

Possession

Vacant possession upon completion of a new lease.

Service Charge

A service charge, with costs based on expenditure for the maintenance and upkeep of the common areas and landscaping will be implemented on top of the rent. The tenant will pay a fair proportion of this. The service charge will be managed in line with RICS code of practise.



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EPC

The Property has an Energy Performance Rating of "TBD" (Rating TBD). The Certificate and Recommendation Report are available upon request.

Business Rates

The Rateable Value is TBD. Rates payable for the year 2025/26 of approximately TBD.

VAT

VAT will be applicable to the rent.

Legal Costs

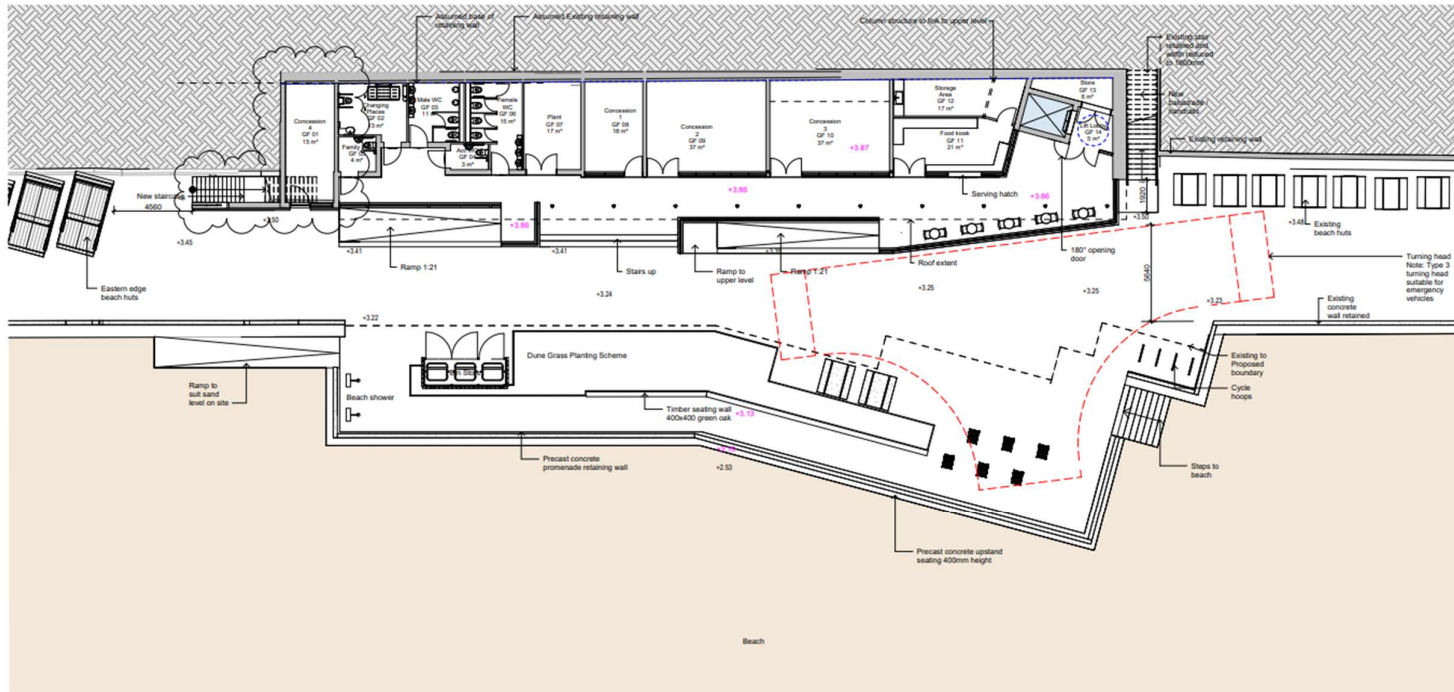
Each party to be responsible for their own legal costs.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective tenant will be required to provide proof of identity, address and funds to East Suffolk Council prior to letting.



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1 Proposed Ground Floor with Landscape
1 : 125
(Refer to detailed landscape drawings for details)

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through East Suffolk Council. Please note: East Suffolk Council for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of East Suffolk Council has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance, please check with East Suffolk Council on the issue of availability prior to traveling.

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