



**Tenure**  
Freehold.

**Location**  
The town of Lowestoft is a well-established resort and port located on the North Sea coast, some 38 miles north-east of Ipswich on the A12 and 28 miles south-east of Norwich on the A146. The property is well located on the west side of the quasi-pedestrianised London Road North, which acts at the principal retail pitch of the town. The Britten Shopping Centre is within close proximity, whilst the A12 is some 0.2 miles south of the property. Occupiers close by include Three, Marks & Spencer (opposite), Burton, Boots Chemist, H Samuel, Waterstones, Savers, Greggs, Vodafone, Barclays, WH Smith, Starbucks, Holland & Barrett, Specsavers and Vision Express, amongst many others.

**Description**  
The property is arranged on ground and one upper floor to provide a double shop unit on the ground floor with staff ancillary/storage accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>10.40 m</b>	<b>(34' 2")</b>
<b>Net Frontage</b>	<b>9.65 m</b>	<b>(31' 7")</b>
<b>Shop &amp; Built Depth</b>	<b>23.35 m</b>	<b>(76' 6")</b>
<b>First Floor</b>	<b>58 sq m</b>	<b>(624 sq ft)</b>

**Tenancy**  
The entire property is at present let to AG RETAIL CARDS LTD, by way of a reversionary lease, for a term expiring 2nd October 2025 at a current rent of £49,000 per annum. The lease contains full repairing and insuring covenants.

**Tenant Information**  
AG Retail Cards Limited is owned by Lakeshore Lending Limited. It trades as Clintons from over 400 stores in the UK.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
EPC Rating 69 Band C (Copy available on website).

## Lowestoft

### 77/79 London Road North Suffolk NR32 1LS

- **Well Located Freehold Shop Investment**
- Let to AG Retail Cards Limited on a reversionary lease expiring 2025
- Busy town centre pedestrianised position opposite Marks & Spencer and between Ryman and Santander
- Current Rent Reserved  
**£49,000 pa**

