

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**17 CLAPHAM ROAD SOUTH
LOWESTOFT
SUFFOLK
NR32 1RQ**

- REFURBISHED TOWN CENTRE OFFICE BUILDING
 - CIRCA 84.7sq.m. (910sq.ft.)
- SUITABLE FOR PROFESSIONAL / ADMINISTRATIVE USES

FOR SALE OR TO LET

t: 07805 713081

e: gary@wisemancommercial.co.uk

LOCATION

The building is located on Clapham Road South, close to the junction with Surrey Street. It is within 100 metres of Lowestoft's main retail and banking area, central car park, library, etc.

DESCRIPTION

A two storey, recently refurbished office building offering well-presented offices over ground and first floors.

Features include: -

- UPVC double glazed windows and doors
- New floor finishes throughout
- Re-decorated in May 2020
- Gas fired central heating system
- Emergency lighting / fire alarm system
- IT network points
- Security alarm system

ACCOMMODATION

	Net floor areas	
	sq.m.	(sq.ft.)
Ground floor		
Open plan reception office	34.2	368
Server/utilities room	1.7	18
Kitchen area	5.3	57
Office 1	4.6	49
WC		
First floor	sq.m.	(sq.ft.)
Front office	13.3	143
Middle office	13.7	147
Rear office	11.9	128
WC		
Total	84.7	910

The building has a small brick weave forecourt and a concrete-surfaced rear yard with gated access.

SERVICES

Mains water, drainage, gas, and electricity are connected.

TENURE

A new lease is available on tenants full repairing and insuring terms, for a minimum three-year term, at a rent of £9,000 per annum

Alternatively, the property is available for sale with vacant possession at a price of £110,000

Subject to Contract



BUSINESS RATES

A low rateable value of RV £5,100 makes the building eligible for 100% business rate relief for those qualifying for small business rates relief.

EPC

Band D (Energy Performance Certificate dated 24th July 2019)

VIEWING

If you wish to view the property or require any further information from Wiseman Commercial please use one of the following options:

Telephone or text: 07805 713081

E-mail: gary@wisemancommercial.co.uk

Website:

www.wisemancommercial.co.uk

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