

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



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

- TOWN CENTRE BUSINESS UNIT
- WELL-PRESENTED over 2 FLOORS
- POTENTIAL for CHANGE OF USE (STP)

**FOR SALE**

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### DESCRIPTION

- Located in Lowestoft town centre close to the Railway Station, car parks and the London Road North retail area.
- A mid-terraced 2 storey building with previous uses as sales offices and solicitor's offices.
- Aluminium framed double glazed front windows and door, gas fired central heating system, with compliant EPC (Band D).
- LED lighting, emergency lighting, fire and security alarm systems.

### ACCOMMODATION

<b>Ground floor</b>	sq. m.	(sq. ft.)
Open plan reception office	34.1	367
Server cupboard	2.0	21
Staff kitchen area	5.4	59
Rear office	4.6	49
Wc		
<b>First floor</b>	sq. m.	(sq. ft.)
Front office	15.6	168
Middle office	12.3	133
Rear office	11.9	129
Wc		
<b>Total</b>	<b>86.0</b>	<b>926</b>

The property has a front brick weave forecourt and a gated rear yard area accessed from a communal passageway.

### SERVICES

Mains water, drainage, gas and electricity are connected.

### BUSINESS RATES

RV£9,000 (April 2026) qualifies the property for small business rates relief.

### TENURE

The property is for sale with full vacant possession  
£120,000 (subject to contract).

### INFORMATION & 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](mailto:gary@wisemancommercial.co.uk)

Website: [www.wisemancommercial.co.uk](http://www.wisemancommercial.co.uk)

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