



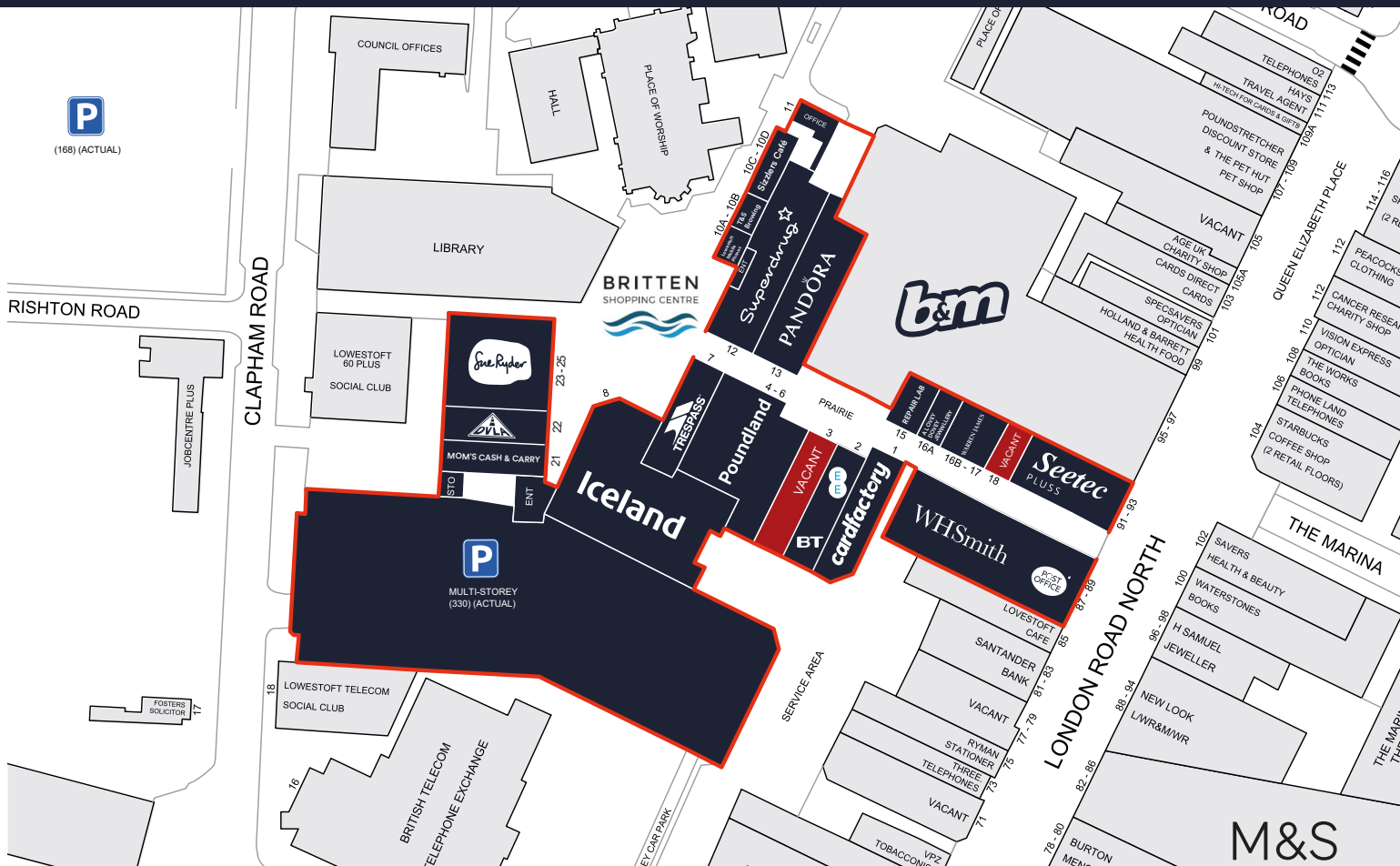
BRITTEN CENTRE

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Lowestoft, Suffolk,
NR32 1LR

Local Occupiers Include

cardfactory **Iceland** *Superdrug*
Sue Ryder WH Smith PANDORA



58,604 sq.ft

Total development



3.3m

Annual footfall



25

Retail units on site



330

Onsite Parking Spaces

AVAILABLE UNITS

UNIT 3	sq.ft	sq.m
Ground Floor	1,507	140
TOTAL	1,507	140
RENT	£25,000	
RATEABLE VALUE	£23,250	
SERVICE CHARGE	£10,257.40	
EPC	B	

UNIT 18	sq.ft	sq.m
Ground Floor	432	40.1
First Floor	309	28.7
TOTAL	741	68.8
RENT	£10,500	
RATEABLE VALUE	£10,750	
SERVICE CHARGE	£5,043.62	
EPC	C	

DESCRIPTION

- Britten Centre - town's only established shopping centre occupying a prime retail position in Lowestoft centre, with its premier frontage on to the pedestrianised London Road North.

- The Britten Shopping Centre comprises nineteen retailers.

- A 330 space multi-storey car park, the town Library, the main Bus Station are all on the doorstep and all major amenities are nearby.

SERVICE CHARGE & INSURANCE

A service charge is payable on all units. The Landlord will insure the premises, the premiums to be recovered from the tenant.

SERVICES

The units have electricity and water connected as far as we are aware.

PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

RATES PAYABLE

The rates payable will depend on the occupier's circumstances and can be obtained from either East Suffolk Council (Business Rates: 01842 756568), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

LOCATION

By Road: Lowestoft is the most easterly town in the UK and is the second largest town in the county. Travel along the A47 (A12) following the signs for the Shopping Precinct.

By Bus: The main bus terminal for Lowestoft is situated at the Britten Centre.

By Train: It is approximately 4 minutes walk from the station to The Britten Centre entrance, which is in the middle of London Road North.

TRAVEL DISTANCES

Great Yarmouth	11 miles
Norwich	22 miles
Ipswich	38 miles
Bury St Edmunds	54 miles
Cambridge	92 miles
London	129 miles



EVOLVE

part of M^{Core}



Adam Davies

07792 701593
0207 228 6508
amd@evolveestates.com

ROCHE

01603 619876
rochesurveyors.co.uk

Retail

Adrian Fennell

07880 975250
adrianf@rochecs.co.uk

Ben Common

07917 762230
benc@rochecs.co.uk

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.