

# TO LET

750 sq.ft (70 sq.m)

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18 Britten Centre, Lowestoft, East Suffolk, NR32 1LR

Areas (approx. NIA)	Sq.ft	Sq.m
First Floor Storage	750	70
<b>TOTAL</b>	<b>750</b>	<b>70</b>

## Description

The property occupies a 100% prime position in the Britten Centre that comprises approximately 100,000 sq ft of retail accommodation together with a 330 space multi storey car park. The unit occupies a prominent corner location adjacent to **Iceland** and **Poundland** whilst opposite **Superdrug**. Potential for outside seating in the square.

## Rent

£10,500 pa exclusive of rates, VAT, service charge and insurance.

## Rates

Rates Payable £10,750. Interested parties are advised to contact the Local Authority to confirm their liabilities and any transitional relief.

## Services

The property has electricity and water connected.

## Service Charge & Insurance

This property participates in a service charge. The Landlord will insure the premises, with the premium to be recovered from the tenant.

## Energy Performance

Further information available upon request.

## Planning

The property is categorised as Use Class E and can therefore be used for the following uses: retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

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





Viewing Strictly via prior appointment with the appointed agent:

**ROCHE**  
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**Retail**

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