



ROCHE

Retail

Lowestoft | NR32 1LR

21 and 22 Britten Centre

PRIME SHOPS TO LET

Location

Lowestoft is a substantial retail town having a resident population of almost 70,000 persons and approximately 190,000 within 20 km of the Centre. The retail population is substantially increased by the annual influx of tourists.

The property occupies a 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 units are situated adjacent Sue Ryder whilst opposite **Iceland** and **Superdrug**. Retailers in proximity include **Poundland**, **Pandora**, **B&M**, **WH Smith**, **Yours** etc.

Accommodation

Unit 21

Internal width	18 ft 6 in	5.7 m
Shop depth	64 ft 7 in	19.7 m
Ground floor sales	1,153 sq ft	107.1 sq m

Unit 22

Internal width	19 ft 3 in	5.9 m
Shop depth	64 ft 7 in	19.7 m
Ground floor	1,188 sq ft	110.4 sq m

Tenure

The shops are available on new leases for terms to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Unit 21 – £17,500 per annum exclusive.

Unit 22 – £19,500 per annum exclusive.

Service Charge

There is an annual service charge. Further details are available upon request.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value for Unit 21 is **£16,000** and that for Unit 22 it is **£16,250**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Waveney District Council (Business Rates: 01502 523280), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

We understand the units currently have Energy Performance Ratings as follows:

Unit 21 – C (65)

Unit 22 – C (51)

A full copy is available upon request.

Viewing

Strictly by appointment through the sole letting agents:

Roche Retail:

Contact: Adrian Fennell

Tel: 01603 756334

Email: adrian.fennell@rochesurveyors.co.uk

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Retail

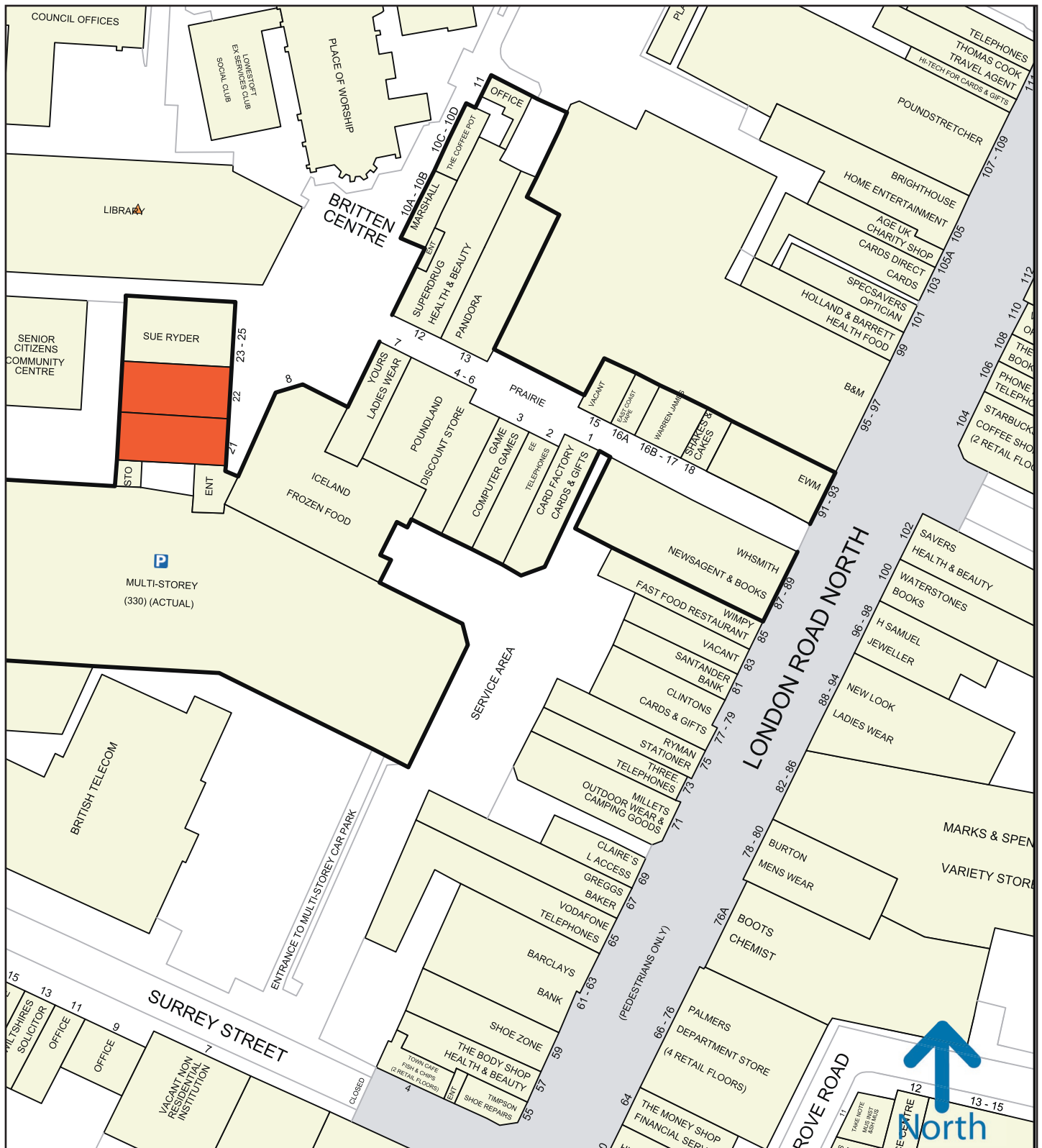
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