



To Lease This property is situated on Commercial Road, close to all of Lowestoft's main town centre amenities, with the main harbour at the end of the road, and the popular Station Square, just around the corner. This building was formally used as a Gym, has considerable potential, and would suit a number of businesses. Measuring a total of 262 sq m, with parking on site as an option. Annual Rent £12,000. Please give us a call for more information.



**Within Easy Reach Of The Town
Centre**

Close To All Local Amenities

Would Suit A Number Of Uses

Option Of Parking On Site



Energy performance certificate (EPC)

27 Commercial Road LOWESTOFT NR32 2TD	Energy rating C
Valid until 18 August 2030	Certificate number 0750-0230-7942-3298-4002

Property type

D2 General Assembly and Leisure plus Night Clubs and Theatres

Total floor area

262 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.

**Annual
Rental Of
£12,000**

**27 Commercial
Road
Lowestoft**

NR32 2TD

**If you wish to view the property
or require any further
information, please contact us
by one of the following options:**

Telephone: 01502 446000

E-mail: info@steelandco.co.uk

You can find us at:

**Steel and Co
92 High Street
Lowestoft
Suffolk
NR32 1XW**

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.