

## Helping you Achieve your Commercial Property Goals



**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)



**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](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](mailto:info@steelandco.co.uk)**

**You can find us at:**

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

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