



Crown Hotel, 150 High Street & 151 – 152 High Street, Lowestoft, Suffolk NR32 1HR

A large prominent Hotel measuring approximately 1,193 m² / 12,838 ft² arranged over 3 floors. To the rear is a car parking area. Possibility of Residential Conversion (subject to planning). The building includes on the far-right hand end (north end) an A5 use Kebab shop currently paying a rent of £9,000 PAX.

- Large Prominent Hotel
- Including self contained A5 use Kebab Shop
- Established Business Area
- Measuring 1,193 m² / 12,838 ft²
- Car Park to the Rear
- Close To Town Centre



Offers in the Region Of £295,000 + VAT Freehold

Contact

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Reference Number: HD/11/18

Location

Lowestoft is England's most Easterly town and has an active port with Marinas and commercial users. It is actively involved in fabrication for the off shore industry, wind farms and with a CEFAS Laboratory. The south shore of Lake Lothing has in part undergone re-development with food stores, business parks, small industrial units and marina complexes. There is a demand for a third river/Lake crossing which would give this site a strategic visibility. Lowestoft forms part of Waveney District Councils administration area and has an indigenous population of about 60,000 with a summer increase with its involvement in the holiday industry. Birds Eye is a major food processor in town. Lake Lothing has locked access to the Broads (via Oulton Broad) with its water borne access to Norwich, Great Yarmouth and the Norfolk Broads.

Lowestoft has a main railway station (Liverpool Street London, approx. 3 hours) and Norwich, approx. 36 minutes. The town is serviced by the A12 trunk road which connects to the A14 near Ipswich and gives access to Felixstowe. The A146 gives access to Beccles and Norwich and the A11 / A14 / M11 connect to London and the Midlands. The A12 terminates at Great Yarmouth 10 miles north of Lowestoft. Norwich International Airport is 35 miles (55 minutes) away and London Stansted about 95 miles (2 hours 10 minutes) both by road.

A substantial Grade II Listed Building situated in a Conservation Area.

Arranged over three floors, with the ground floor incorporating a kebab takeaway shop within the north section of the building and a surfaced car parking area to the rear. suitable for a variety of alternative uses (subject to all the necessary consents). The kebab shop is let for a term of 10 years from 23rd October 2009 at a rent of £9,000 pax

Accommodation:

Ground Floor 502.64 m² / 5,408 ft²

(including part occupied by Kebab Shop)

First Floor 456.22 m² / 4,909 ft²

Second Floor 234.32 m² / 2,521 ft²

Total Floor Area 1,193 m² / 12,838 ft²

Business Rates

Crown Hotel has a 2017 Rateable Value of £14,500.

2018/19 amount payable in the £ is 48p.

The kebab shop has a separate assessment and with rates paid by the tenant.

Council Tax

Band 'B'

Services

We understand that electricity, water, gas and drainage are connected.

Tenure

Freehold

VAT

All rents and prices are quoted net of VAT. In the event of buildings being classed as "Taxable Buildings", or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

Legal Cost

Both parties will be responsible for their own legal costs.

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

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