

# HOWARDS

## COMMERCIAL



### The Former Marquis of Lorne Public House 38 Carlton Road, Lowestoft Suffolk NR33 0RP

- Planning consent granted for 8 apartments and 3 houses
- Detached building to convert to 8 x 1 bed. apartments with parking
- Car park to redevelop to construct a terrace of 3 x 2 bed. houses with parking

**FREEHOLD FOR SALE**  
**(with vacant possession)**



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## Location

The property is situated close to the town centre on a through road which links the seafront to the A12 bypass. It occupies a prominent position at the junction of Carlton Road and Lorne Road.

The area is predominantly residential and with various established businesses situated along Carlton Road and nearby London Road South and the seafront.

Lowestoft is a long established, and very popular, coastal resort and forms part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

## Description

The property comprises a substantial two storey former pub building with owner's accommodation which, when last occupied, was configured as:

### Commercial parts:

Extensive main bar area incorporating a bar servery and games area. Large function room with dance floor and bar servery. Commercial kitchen and stores within the rear part of the property and with access to a beer cellar and further stores. At first floor level a large function room. Male, female and disabled wc facilities at ground floor level within both the front and rear parts of the property.

### Owner's accommodation:

Situated at first floor level and including; lounge, dining room, three bedrooms, office, kitchen and bathroom.

### External:

To the side of the building a lawned garden and with surfaced car park beyond.

The overall site area is approximately 0.11 hectare (0.275 acre) measured off plans and subject to measured survey.

## Energy Performance Ratings

An Energy Performance Certificate is not required as the building is proposed to be converted.

## Services

Mains water, drainage, electricity and gas supplies are connected to the site.



## Tenure

Freehold with vacant possession.

## Terms

Guide Price: £349,995 + VAT

SUBJECT TO CONTRACT

## Business Rates & Council Tax

The former public house has a rateable value of R.V. £13,200 and which will cease upon commencement of the conversion works.

The owner's residential part was previously classified for council tax purposes.

## Planning

Planning permission (Ref: DC/15/0218/COU) was granted by Waveney District Council on 3rd July 2015 for the change of use from public house to 8 no. 1 bedroom apartments.

Planning permission (Ref: DC/17/4592/FUL) was granted on 4th December 2017 for the construction of three two-storey dwellings with associated parking.

## Viewing

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

Telephone: 01493 331118

E-mail: [hamish.duncan@howards.co.uk](mailto:hamish.duncan@howards.co.uk)

## Website

For further information regarding Howards Commercial, or to access details of all properties currently available, please visit our website at [www.howards.co.uk](http://www.howards.co.uk).

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