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# HARDIMANS



1 Bevan Street East

, Lowestoft, NR32 2AA

**Auction Guide £62,000**

\*\*\*STARTING BID £62,000\*\*\* The property is being sold by online auction.

A substantial freehold shop premises located in an excellent secondary trading position just off the main High Street of Lowestoft town. The property has a double display window with a central doorway and has a good size retail area. In addition, there is a rear lobby with kitchenette and a useful rear garden with external storage. Upstairs you will find 2 large reception/store rooms and a separate wc.

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, Lowestoft, NR32 2AA



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## SHOP PREMISES

25'9" x 16'0" (7.85 x 4.89)

with 2 display windows and central doorway.

## KITCHENETTE AND REAR LOBBY

9'2" x 8'5" (2.81 x 2.59)

sink unit and cupboards, fire exit door, stairs to first floor.

## STAIRS TO FIRST FLOOR AND LANDING

## SEPARATE WC

8'6" x 3'0" (2.61 x 0.93)

## RECEPTION ROOM

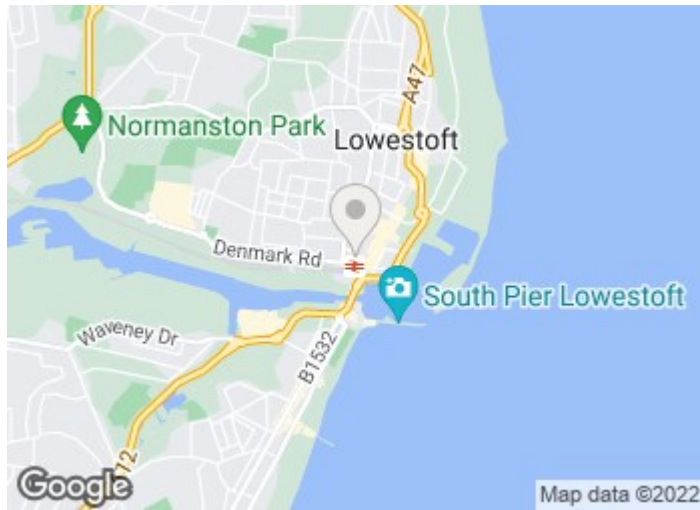
15'7" x 14'4" (4.76 x 4.39)

## RECEPTION ROOM 2

10'5" x 9'10" (3.18 x 3.01)

## OUTSIDE

The property has a rear enclosed courtyard with lean to 2 out buildings.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

