

# BRITTEN CENTRE

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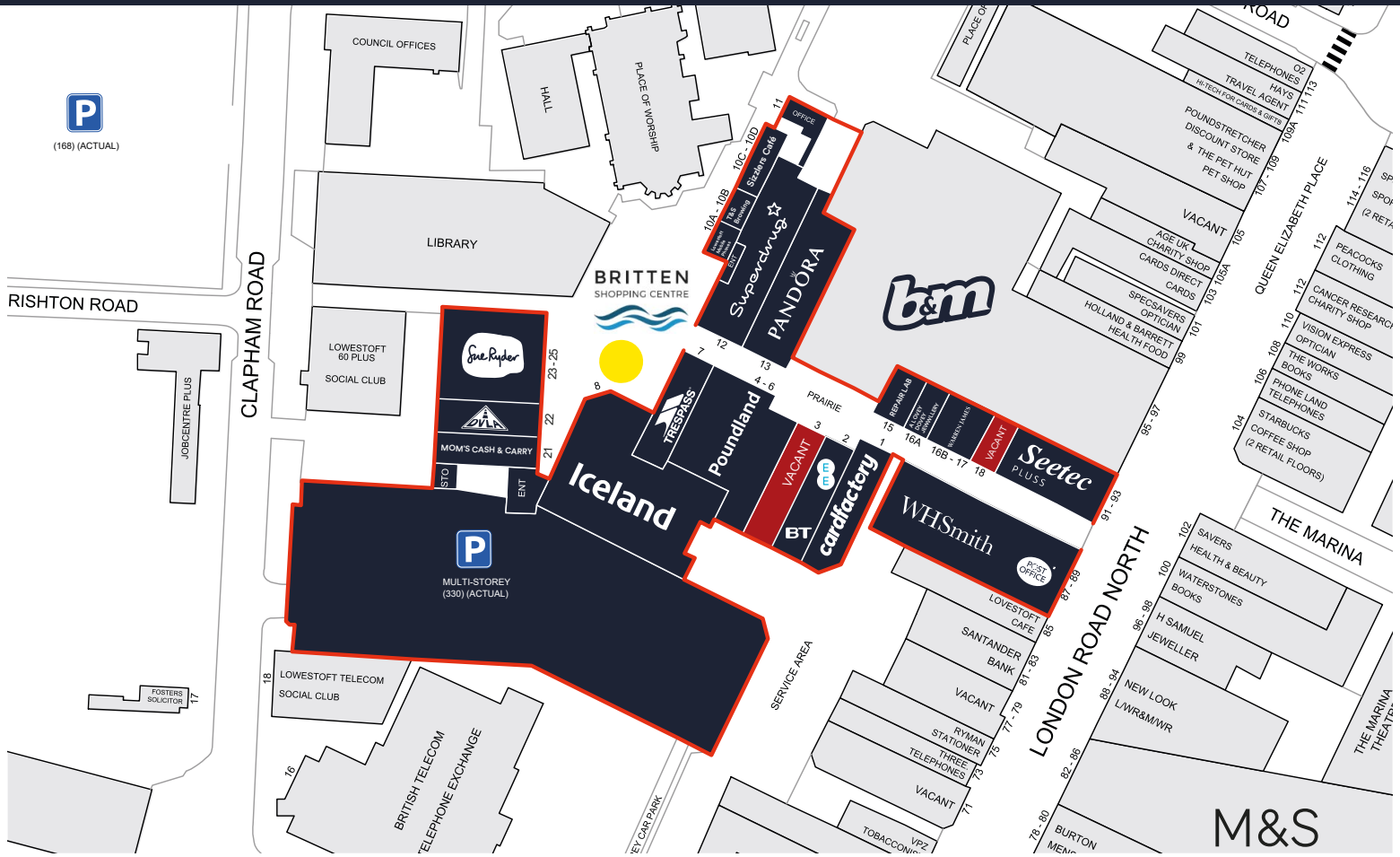
Lowestoft, Suffolk,
NR32 1LR

**Local Occupiers Include**

cardfactory Iceland Superdrug
Sue Ryder WH Smith PANDORA

# BRITTEN CENTRE

## Site Plan




## AVAILABLE UNITS

| UNIT 3 | sq.ft | sq.m |
|---|---|---|
| Ground Floor | 1,507 | 140 |
| TOTAL | **1,507** | **140** |
| RENT | £25,000 | |
| RATEABLE VALUE | £23,250 | |
| SERVICE CHARGE | £10,257.40 | |
| EPC | B | |

| UNIT 18 | sq.ft | sq.m |
|---|---|---|
| Ground Floor | 432 | 40.1 |
| First Floor | 309 | 28.7 |
| TOTAL | **741** | **68.8** |
| RENT | £10,500 | |
| RATEABLE VALUE | £10,750 | |
| SERVICE CHARGE | £5,043.62 | |
| EPC | C | |

**58,604 sq.ft**
Total development

**3.3m**
Annual footfall

**25**
Retail units on site

**330**
Onsite Parking Spaces

## DESCRIPTION

- Britten Centre - town's only established shopping centre occupying a prime retail position in Lowestoft centre, with its premier frontage on to the pedestrianised London Road North.

- The Britten Shopping Centre comprises nineteen retailers.

- A 330 space multi-storey car park, the town Library, the main Bus Station are all on the doorstep and all major amenities are nearby.

## SERVICE CHARGE & INSURANCE

A service charge is payable on all units. The Landlord will insure the premises, the premiums to be recovered from the tenant.

## SERVICES

The units have electricity and water connected as far as we are aware.

## PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

## RATES PAYABLE

The rates payable will depend on the occupier's circumstances and can be obtained from either East Suffolk Council (Business Rates: 01842 756568), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.




## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## LOCATION

By Road: Lowestoft is the most easterly town in the UK and is the second largest town in the county. Travel along the A47 (A12) following the signs for the Shopping Precinct.

By Bus: The main bus terminal for Lowestoft is situated at the Britten Centre.

By Train: It is approximately 4 minutes walk from the station to The Britten Centre entrance, which is in the middle of London Road North.

## TRAVEL DISTANCES

| | |
|---|---|
| Great Yarmouth | 11 miles |
| Norwich | 22 miles |
| Ipswich | 38 miles |
| Bury St Edmunds | 54 miles |
| Cambridge | 92 miles |
| London | 129 miles |




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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.



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