

Aldreds
Estate Agents



10a Carlton Road

Lowestoft, NR33 0RY

Asking Price £180,000



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FREEHOLD SHOP & ONE-BEDROOM FLAT

A rare opportunity to purchase a freehold property comprising a prominent commercial shop with a self-contained one-bedroom flat above, offering an excellent investment opportunity or the potential to combine business and residential use. Occupying a prominent corner position on a busy road, the ground-floor shop benefits from excellent visibility and offers potential for a variety of trading uses, subject to any necessary planning consents. The commercial accommodation comprises a main retail/shop area, rear storage room, external brick-built storage buildings and WC. The self-contained first-floor flat has its own independent entrance and comprises an entrance hallway, spacious lounge, double bedroom, fitted kitchen and bathroom. With independent access to both the commercial and residential elements, the property offers flexible usage and potential rental income, making it an attractive proposition for investors, owner-occupiers, or those looking for a work-from-home opportunity. Properties of this nature are rarely available, and an early internal viewing is highly recommended to fully appreciate the accommodation and potential on offer.

Main Shop Area

16'11" x 27'0" (5.18 x 8.23)

Triple aspect windows including a large bay display window which is approximately 10ft. Range of shopping display counters, power points, fluorescent lighting, telephone and internet sockets.

Inner Hallway

Large walk in storage cupboard.

Large Office/Storage Area

20'2" x 14'11" (6.15 x 4.55)

Fluorescent lighting, door leading to the rear garden/parking area, power points, designated kitchen area with roll top work surface and fitted base units, internet and telephone sockets.

Rear Preparation Room

6'3" x 9'9" (1.91 x 2.99)

Window, stainless steel sink with drainer.





Outside

There is a rear garden area with double gates which will allow for off road parking if required. Large brick outbuilding with a further large timber outbuilding ideal for storing stock. These both have power points and lighting. There is a courtyard garden area which would allow space for bistro style dining if required.

The Flat

Private Ground Floor Entrance Hall

Fitted carpet, stairs leading off to the main flat residence.

Galleried Entrance Hall

Fitted carpet, radiator, coved ceiling, loft access leading to insulated loft space.

Lounge/Diner

17'3" x 16'6" (5.28 x 5.03)

Fitted carpet, double aspect Upvc windows including Upvc bay window, power points, radiator, feature brick fireplace, T.V point.



Bedroom

10'7" x 12'11" (3.23 x 3.96)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point, feature timber fireplace.

Bathroom

Vinyl flooring, modern white bathroom suite comprising of a pedestal sink, low level W.C, panel bath with shower over, Upvc window, fully tiled walls, radiator.

Kitchen

11'10" x 9'10" (3.62 x 3.02)

Vinyl flooring, full range of fitted wall units and base units, extended work surfaces, tiled splash backs, power points, radiator, poly carbonate sink, recess for white goods including plumbing for a washing machine, gas cooker point, Upvc window, recently installed modern energy efficient combination boiler.



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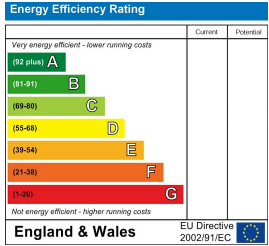
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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