

Lot 1



Guide Price £50,000 to £75,000*

DESCRIPTION

Durrants are delighted to offer an exciting opportunity to acquire an off-street parking space and adjoining office unit just a stones throw from the High Street.

TOWN & COUNTRY PLANNING

The purchaser will be deemed to have full knowledge and to have satisfied themselves as to any planning matters that may affect the property.

POTENTIAL USES

Subject to planning permission the property has potential for a variety of uses to include Studio, Office and Retail Use, in addition to the existing use.

EPC: F

Every effort has been taken to ensure that all statements contained within these particulars are factual. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

* **Guide Prices** are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a **Reserve** (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

**DIRECTIONS**

From the Agent's Southwold office turn left and left again into Church Street. The property is located on the left hand side of the road.

SOLICITORS

Ms Jennifer Lee, Nicholsons Solicitors LLP, 23 Alexandra Road, Lowestoft, Suffolk, NR32 1PP
Tel: 01502 532 340, email: jlee@nicholsonslaw.com

VIEWINGS

By appointment with the Agents Southwold Offices on 01502 723292

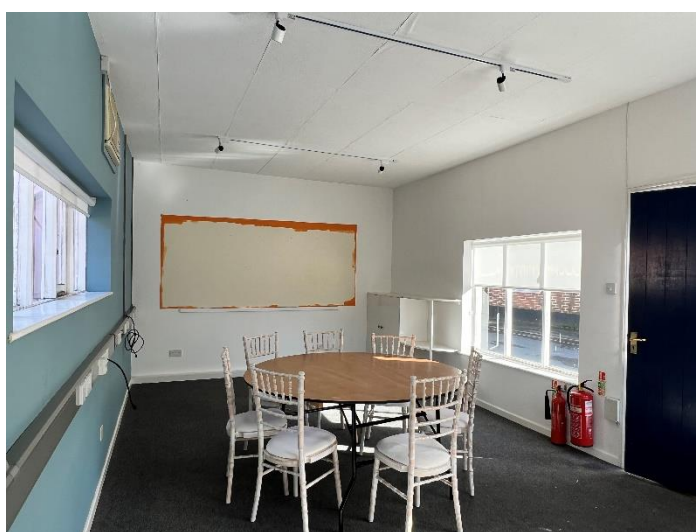
TENURE

Freehold

SERVICES

Mains electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

Contact our Property Auctions team on:
T: 01502 470427 E: propertyauctions@durrants.com W: durrants.com

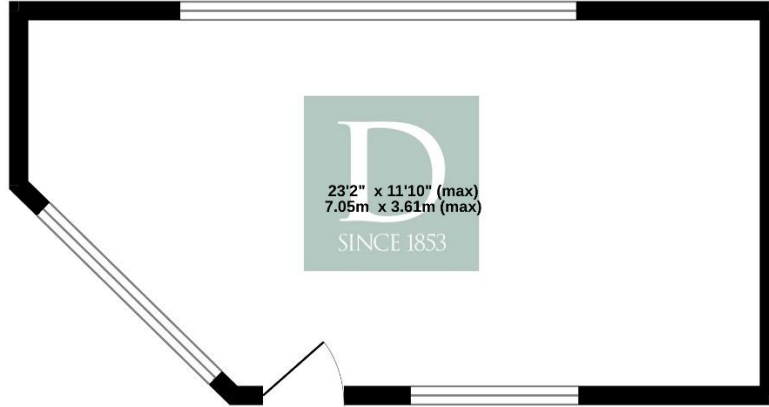


LOCAL AUTHORITY

EAST SUFFOLK COUNCIL, RIVERSIDE 4 CANNING ROAD, LOWESTOFT, NR33 0EQ. TEL: 01502 562111.

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GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 252 sq.ft. (23.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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