

**Lowestoft** | NR32 1BA  
Port House, Station Square

**ROCHE**



## **PROMINENT OFFICE BUILDING FREEHOLD FOR SALE**

**Approx 6,000 sq ft (557 sq m) GIA**

- **Prominent historic building on strategic site**
- **Potential for various alternative uses, subject to planning**
- **Quayside site adjacent to A12 trunk road**
- **Extensive car parking**

**Office**

**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

## Port House, Station Square

### Location

Lowestoft is a busy coastal resort and port. The town is the main centre in Waveney District and has major employers in maritime industries, offshore energy, food processing, engineering, call centres, retail and service sectors. The town is located approximately 30 miles south east of Norwich and 45 miles north east of Ipswich.

The property occupies a prominent position immediately to the north side of the harbour entrance, adjacent to the main river crossing by which the A12 trunk road enters the town centre. The railway station and prime shopping area of London Road North are immediately adjacent, whilst the yacht basin and tourist attractions of Marine Parade South Beach are within walking distance to the south.

### Description

The property comprises an attractive detached period office building. It is Grade II Listed and is understood to have originally been the town's Customs House.

The building has been rationalised internally to create modern office accommodation with ancillary storage, providing a total net internal area of approximately 5,000 sq ft (465 sq m), split almost equally between ground and first floors. The gross internal area extends to approximately 6,000 sq ft (557 sq m). These areas exclude an extensive cellar beneath part of the building.

The building has good natural light and its configuration provides considerable flexibility for future use, including the possibility of extension and alternative uses, subject to planning consent. The property would benefit from refurbishment.

The immediate curtilage of the property provides an extensive tarmac car park to the front and side of the building, overlooking the quay. The site area extends to approximately 0.87 acres (0.35 hectares) and excludes the quay heading.

### Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of G (158). A full copy of the Certificate is available upon request.

### Planning

It is understood that the property has established Class B1 use as offices. Interested parties may wish to make their own enquiries regarding possible alternative uses to Waveney District Council's Planning Department on 01502 562 111.

### Tenure

The freehold interest is offered for sale. The property is subject to leases in respect of services installations, which are principally underground, beneath the carpark. Further rights are reserved over the car park in respect of access to the bridge and quay heading for maintenance and emergencies.

### Price

On application.

### Rates

The property is not currently assessed for business rates.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Viewing

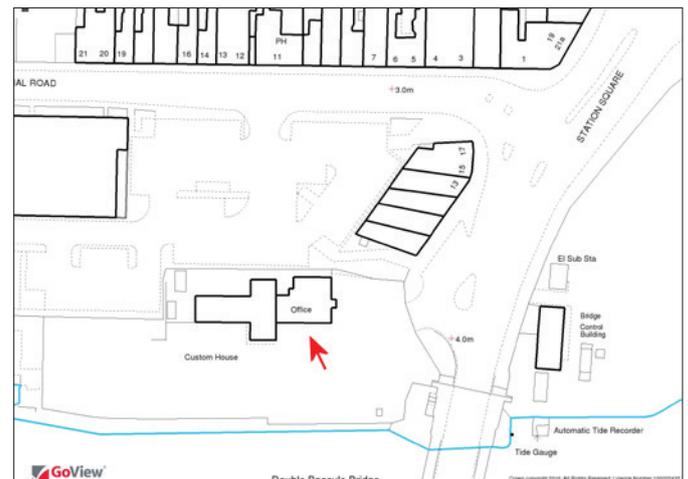
Strictly by appointment through the sole selling agents:

Roche:

**Contact: James Allen**

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### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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