

ROCHE

Retail



New Prime Panoramic Beach Front
Restaurant Opportunity Offering
Exceptional Views

TO LET

LOWESTOFT

JUBILEE PARADE,

SEAFRONT COMPLEX, NR33 0DG

Location

The development is located at Lowestoft's South Beach, off Kirkley Cliff Road, in close proximity to the A12. The new complex is positioned between South Beach's Upper Esplanade and Lower Promenade adjacent to the Eastern Edge beach huts. The site is situated on a popular beach front pedestrianised walking route between Pakefield Beach and Claremont Pier in close proximity to Pakefield Road Car Park.

Lowestoft town is located at the edge of the Norfolk Broads National Park approximately 30 miles south-east of Norwich and 40 miles north of Ipswich with a population in the region of 73,500, including areas such as Carlton Colville, Oulton and Corton with approximately 190,000 people located within 20 km of the town centre. The area benefits from an influx of annual tourists and a number of popular beachfront hotels including the Hotel Victoria and The Clyffe Hotel off Kirkley Cliff Road.

Opportunity

The opportunity comprises a newly constructed first floor restaurant which will provide exceptional panoramic views from its fully glazed frontage overlooking the Lowestoft Coast together with extensive outdoor seating. The property will include dedicated staff and customer WC facilities with a commercial kitchen. The kitchen can be fitted to specification subject to lease terms. The space benefits from level access to both the Upper Esplanade and Lower Promenade via a pedestrian lift and new footbridge. Further information and detailed specifications for the scheme are available on request.

The Jubilee Parade development forms part of Lowestoft's wider Towns Fund programme with the ground floor of the development providing concession units, public toilets and outdoor accessible showers. The space is available from Spring 2026.

The available restaurant space has the following approximate net internal floor areas.

	sq ft	sq m
Restaurant/Front of House	925	86
Service counter, kitchen and storage	516	48
Total	1,442	134

Rent

£25,000 per annum exclusive

Lease Terms

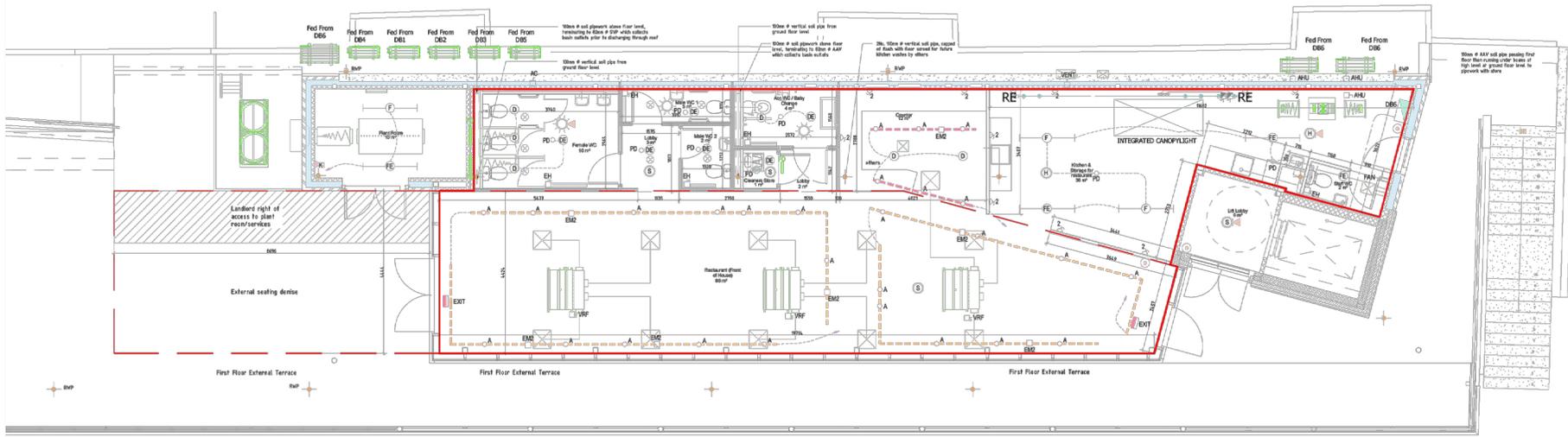
The space is available to let by way of a new lease for a term to be agreed on effective full repairing and insuring terms by way of a service charge.

EPC

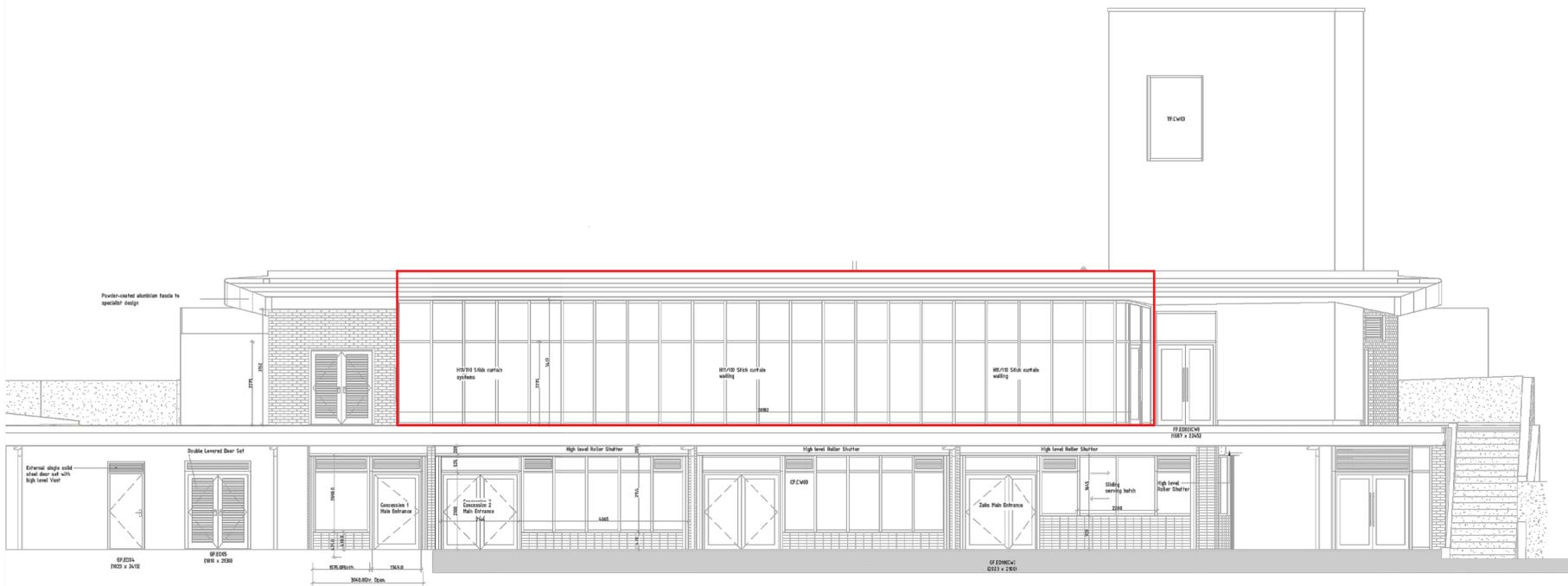
The EPC is to be assessed on completion.

Rateable Values

To be assessed on completion.



FIRST FLOOR PLAN
Restaurant



EAST GA ELEVATION
Restaurant



Contact

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