



**ROCHE**  
Retail

4 - 6 The Britten Centre, Lowestoft, NR32 1LR  
Shopping Centre To Let | £45,000 per annum | 5,582 sq ft  
Prime Shopping Centre Unit - To Let, Lowestoft

## Description

The unit comprises a former Poundland Unit in a 100% prime position within the Britten Centre, immediately adjacent to the bus station which creates a strong pedestrian flow past the unit. Nearby occupiers include B&M, Pandora, Iceland, Card Factory and TG Jones.

## Location

Lowestoft is a substantial retail town having a resident population of almost 70,000 persons and approximately 190,000 within 20km of the Centre. The retail population is substantially increased by the annual influx of tourists. The property is situated in the Britten Centre which comprises approximately 100,000 sq ft of retail accommodation together with a 330 space multi storey car park.

## Accommodation

Description	sq ft	sq m
Retail Sales	3,744	347.83
First floor storage	1,838	170.76
<b>Total</b>	<b>5,582</b>	<b>518.59</b>

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be

agreed. The Landlord will insure the premises with the premium to be recovered from the Tenant.

The scheme participates in a service charge. Further information is available on request.

## Summary

- Rent: £45,000 per annum
- Business rates: The Valuation Office Agency website indicates that as from April 2026 the Rateable Value is £60,000
- Legal fees: Each party to bear their own costs
- EPC: C

## Further information

- [View details on our website](#)

## Contact & Viewings

Ben Common  
 01603 756340 | 07917 762230  
 benc@rochecs.co.uk

Adrian Fennell  
 07880 975250  
 adrianf@rochecs.co.uk

