



Asia Thai Kitchen, Denmark Road, 10 Denmark Road

£200,000 Freehold

Enjoying a prominent position on Denmark Road, this spacious and versatile three-storey property places you just a short walk from the town centre, with easy access to shops, public transport, and local services. Offering over 1,400 sqft of adaptable space, it lends itself equally well to residential, commercial, or live-work use. Whether you're looking to establish a retail presence, set up professional offices, or create a generous two-bedroom apartment, the layout provides the flexibility to suit a wide range of needs. With a substantial open-plan ground floor, additional access to the rear, and generously sized upper floors, the property combines character with practical potential in a high-footfall location.

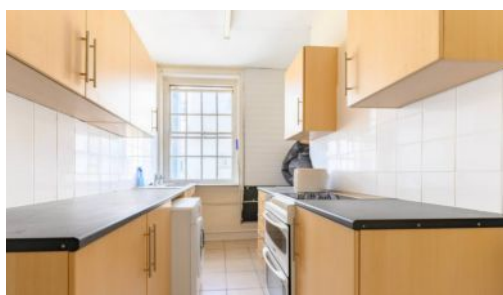
Location

This property enjoys a prime spot on Denmark Road, just moments from Lowestoft's vibrant town centre and bustling seafront. This convenient location places it within easy reach of local shops, national retailers, and a wide selection of nearby takeaways and dining establishments. With Lowestoft railway station less than half a mile away and several public transport links close by, the area benefits from strong footfall and excellent accessibility. The surrounding neighbourhood includes a mix of residential and commercial properties, contributing to a lively and well-connected setting ideal for both daytime trade and evening diners.



Denmark Road

Occupying a prominent position on Denmark Road, this versatile freehold property is just a short walk from the town centre, local amenities, transport links, and established residential areas.



Offering over 1,400 square feet of internal space across three floors, it represents a rare opportunity for buyers seeking a flexible live-work arrangement, a characterful town-centre home, or a base for commercial or mixed-use purposes (subject to relevant permissions).

The ground floor features a generous open-plan area extending over 25ft in length, perfectly suited to a range of uses such as a trading floor, open reception, or sociable living/dining space. To the rear, a practical internal store and secondary access point offer additional convenience and potential for private entry or delivery access.

On the first floor, a fitted kitchen, WC, and a substantial open-plan room, currently arranged as a lounge, offer immediate usability and scope for residential adaptation.

The top floor comprises two well-proportioned rooms, a full bathroom, and built-in storage, providing flexibility for use as two bedrooms or office space.

With its adaptable layout, high footfall location, and strong street presence, this self-contained property offers significant scope for reconfiguration, whether as a spacious two-bedroom apartment, a combined residential and professional space, or a continued commercial venture.

Agents Notes

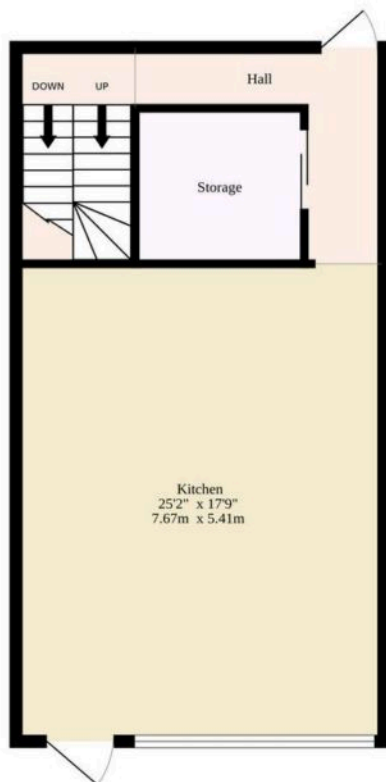
We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

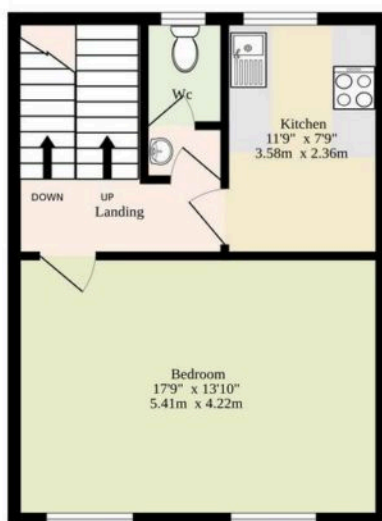
Tenure: Freehold



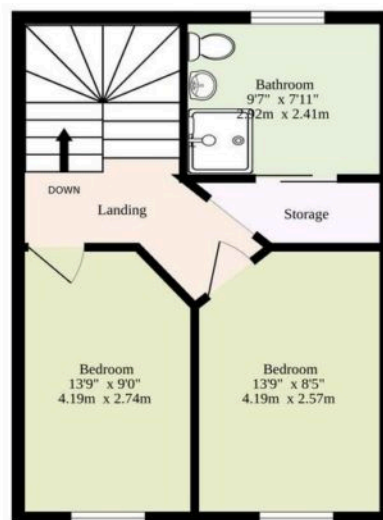
Ground Floor
632 sq.ft. (58.7 sq.m.) approx.



1st Floor
416 sq.ft. (38.6 sq.m.) approx.



2nd Floor
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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