



The Globe Inn, 131 High Street

Lowestoft



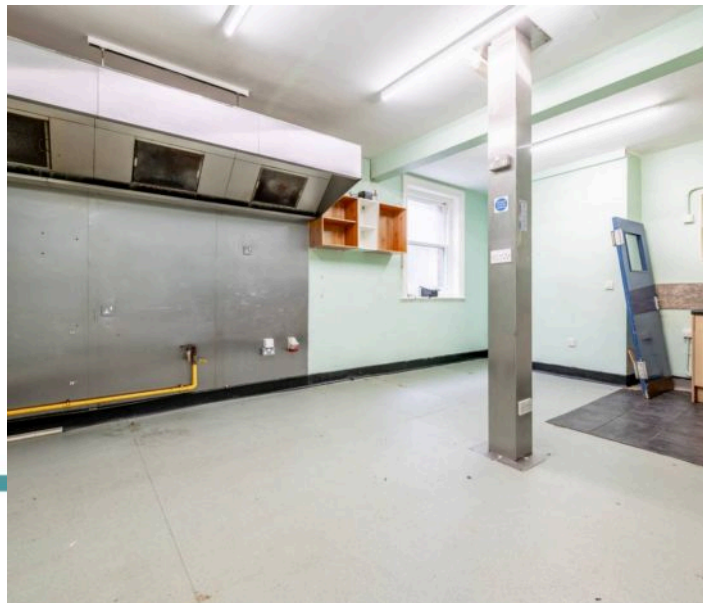
Minors & Brady



# The Globe Inn

131 High Street, Lowestoft

An exceptional opportunity awaits investors and operators at The Globe Inn, a well-established public house dating back to circa 1861. Prominently located on Lowestoft's High Street, a designated Heritage Action Zone, the property combines a thriving ground-floor pub with nine upper-floor bedrooms, offering multiple revenue streams. A ground floor pub and restaurant area, fully equipped kitchen, cellar, and flexible residential accommodation with separate access, the building provides significant commercial and residential potential. With its historic charm, prime high street location, and scope for modernisation or expansion, The Globe Inn represents a compelling long-term investment in a sought-after and vibrant town centre setting.







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131 High Street, Lowestoft

- The Globe Inn pub established circa 1861, a well-known and respected pub in Lowestoft's High Street
- Investment and refurbishment potential with opportunities to modernise or rebrand while retaining historic charm and maximising value in a prime town centre location
- Multiple revenue streams combining commercial pub trade with residential accommodation for diverse income opportunities
- Flexible residential accommodation with nine bedrooms across the first and second floors, offering lettings or staff housing potential
- Fully equipped kitchen supporting food service operations and potential expansion into dining offerings
- Practical storage facilities including a cellar, beer lines, and cleaning supply storage for efficient operations
- Separate rear access providing independent entry for the upper floors, enhancing rental or conversion possibilities
- Strong local reputation as a longstanding establishment with loyal customers and high visibility





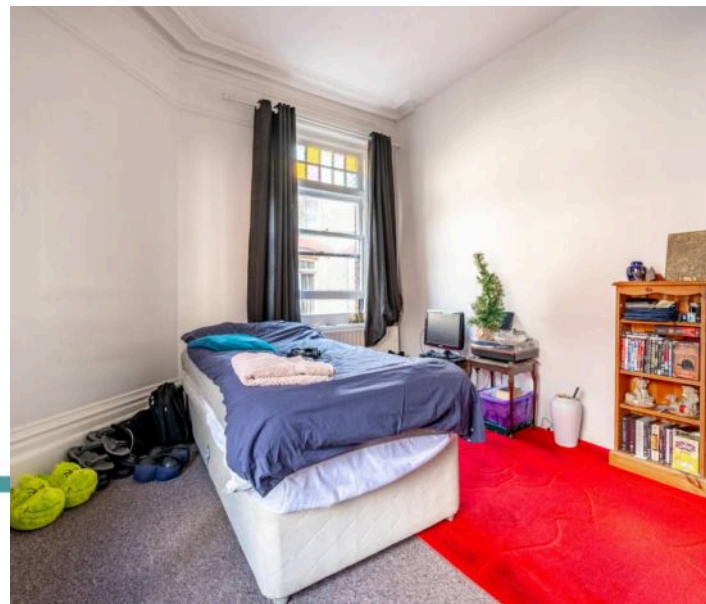
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## Location

Lowestoft High Street occupies a prime position in the heart of this vibrant coastal town, serving as a key commercial and social artery. The street is lined with a diverse mix of independent retailers, boutique shops, cafés, and essential service providers, creating a dynamic retail environment that appeals to both locals and visitors. Footfall is consistently strong, buoyed by the High Street's proximity to residential areas, the nearby railway station, and the bustling town centre, while seasonal spikes occur during summer months when tourists are drawn to Lowestoft's sandy beaches and promenade just a short walk away.

The High Street benefits from excellent transport links, with easy access to bus routes connecting surrounding towns and direct rail services to Ipswich, Norwich, and beyond. Road connections are equally convenient, with major routes linking the town to regional centres and providing effortless vehicle access. Pedestrian traffic is enhanced by wide pavements, safe crossings, and a compact town layout that encourages walking between shops, cafés, and leisure destinations.





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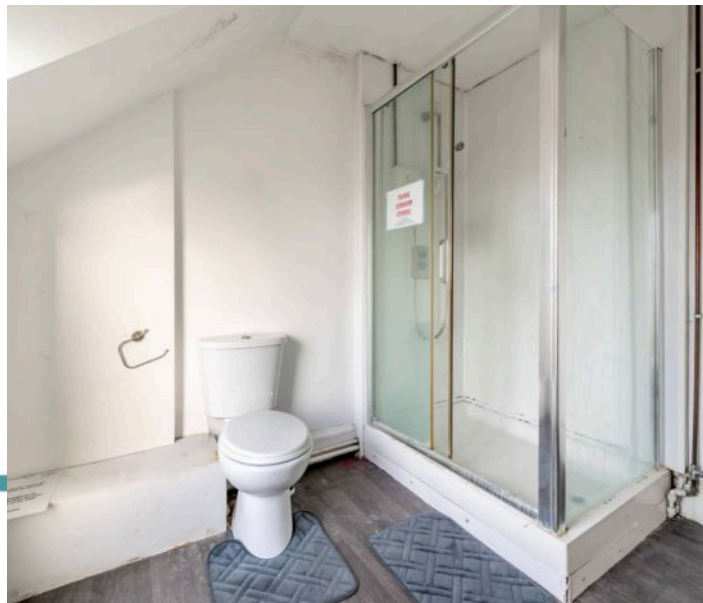
The ground floor is dedicated to a pub and restaurant area, ideal for maintaining an established trading business or exploring modern concepts to attract a wider clientele. A well-equipped kitchen supports food service operations, while practical facilities including a cellar for stock storage, beer lines, and cleaning supplies ensure efficient day-to-day management. Separate male and female toilets add to the functionality of the public spaces.

The upper floors comprise nine bedrooms across the first and second floors, each served by communal bathroom facilities, complemented by a communal first-floor kitchen. The residential accommodation benefits from its own rear access, offering flexible use options including staff accommodation, rental lettings, or potential refurbishment into self-contained units, further enhancing income streams.

The Globe Inn occupies a prime position on Lowestoft's High Street, which lies north of the town centre and was designated a Heritage Action Zone by Historic England in 2017. This status reflects the area's historical significance and supports ongoing initiatives to attract investment and revitalise the local high street.

With its prominent roadside location, versatile layout, and rich history, The Globe Inn represents a secure long-term investment in a high-profile location. Whether continuing as a traditional public house or developing additional income streams from the upper floors, the property provides a unique opportunity to capitalise on Lowestoft's heritage, high street footfall, and strong local reputation.

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Basement  
301 sq.ft. (28.0 sq.m.) approx.

Ground Floor  
1568 sq.ft. (144.9 sq.m.) approx.

1st Floor  
1232 sq.ft. (114.5 sq.m.) approx.

2nd Floor  
819 sq.ft. (76.1 sq.m.) approx.



Total Sqft Does Not Include All Rooms Due To Accessibility

TOTAL FLOOR AREA : 3912 sq.ft. (363.4 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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[oultonbroad@minorsandbrady.co.uk](mailto:oultonbroad@minorsandbrady.co.uk)



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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