

TOWN CENTRE

PRIME

SHOP TO LET

BECCLES

18 NEW MARKET, NR34 9HB

LOCATION

Beccles is a thriving Suffolk market town with a population of approximately 10,000. It is situated on the A146 trunk road approximately 18 miles south-east of Norwich and 8 miles west of Lowestoft.

The property occupies a prominent corner location in the heart of the town centre adjacent to **Superdrug** and opposite **Co-operative Food Supermarket** and **Shoe Zone**.

ACCOMMODATION

The property provides accommodation on ground floor and basement with the following approximate dimensions and areas:-

Internal Width	6.70 m	22 ft
Shop Depth	8.53 m	28 ft
Ground Floor		
Sales	49.79 sq m	536 sq ft
Staff	4.27 sq m	46 sq ft
Basement		
Ancillary	29.91 sq m	322 sq ft

TERMS

The property is offered by way of a new full repairing and insuring lease for a length of term to be agreed, at a commencing rental of £25,000pax (plus VAT if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £19,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

PLANNING

The property has recently been used as a betting shop and has an A2 planning use. It may be suitable for A1 or A3 use, subject to planning.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D.

Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Email: francis@fdarrah.co.uk

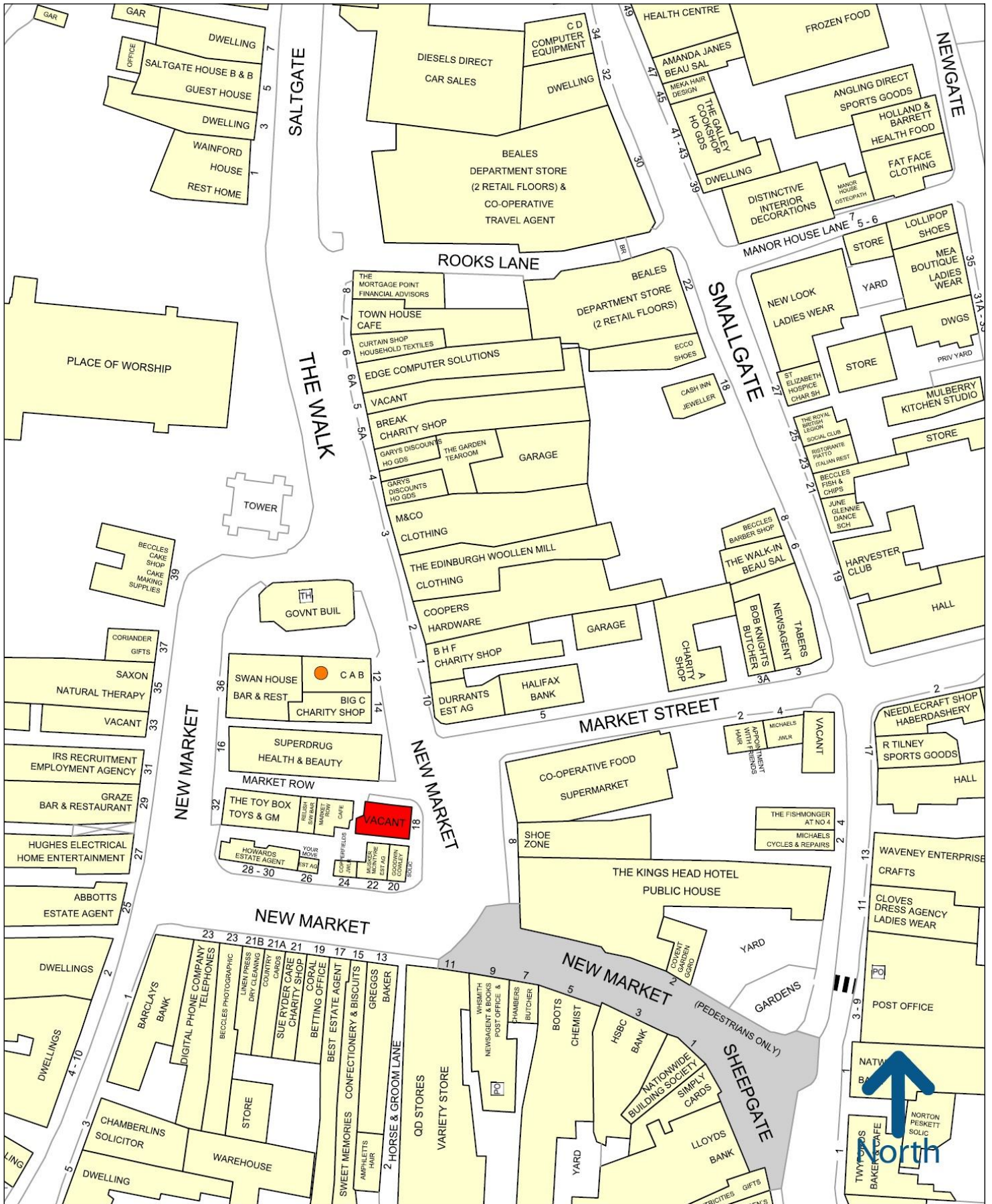
SUBJECT TO CONTRACT

August 2017

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RETAIL





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