

**FORMER DEPARTMENT STORE TO LET/FOR SALE**  
**22-30 SMALLGATE**  
**BECCLES, NR34 9AD**

FRANCIS  
**DARRAH**  
Chartered Surveyors



Francis Darrah Chartered Surveyors  
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## 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. It is linked to Great Yarmouth and Diss via the A143.

The property is prominently located in the town centre with large frontages to both Smallgate and Saltgate directly opposite Manor House Lane leading to the Tesco Superstore and the main town car park with approx. 400 spaces.

Nearby retailers include **Iceland, New Look, Fat Face, Holland & Barrett, Snap Fitness** and **Angling Direct**.

## ACCOMMODATION

Formerly used as a department store, the property comprises two linked buildings on Smallgate together with a large single storey extension fronting Saltgate.

The accommodation can potentially be sub-divided into smaller retail units depending on occupier demand.

To the rear and side there are parking facilities for approximately 15 vehicles.

We have been unable to fully inspect and measure the property at the current time but have been informed that the premises comprise the following approximate areas:-

<b>Ground Floor:</b>	15,900 sq ft	1,477 sq m
<b>First Floor:</b>	9,300 sq ft	863 sq m
<b>Basement:</b>	<u>1,460 sq ft</u>	<u>135.6 sq m</u>
	26,660 sq ft	2,475.6 sq m

## TERMS

The property is available on both a freehold and leasehold basis, in part or as a whole.

New leases will be granted upon full repairing and insuring terms via a service charge as necessary for a term of years to be agreed incorporating periodic upward only rent reviews.

Terms upon request.

Offers are invited for the freehold interest with full vacant possession.

## PLANNING

The property has an established Class A1 (Retail) use but is considered suitable for a range of other commercial and residential uses, subject to planning. Interested parties should make their own investigations of East Suffolk Council on 01502 523100.



## RATEABLE VALUE

Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE

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 joint sole joint agents:

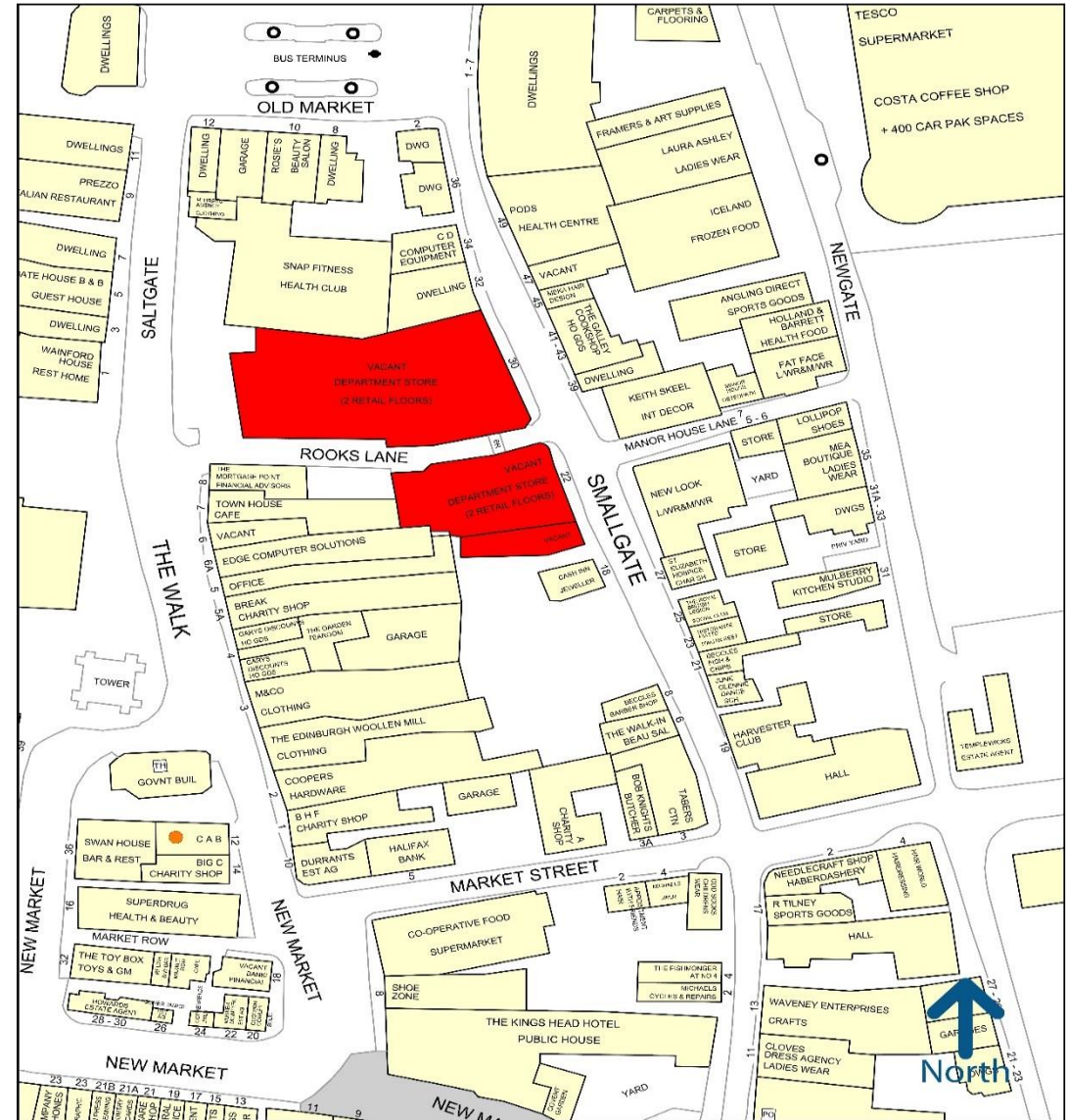
### Francis Darrah Chartered Surveyors

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## SUBJECT TO CONTRACT



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