

**UNIT TO LET – SUITABLE FOR A VARIETY OF USES**

**THETFORD, 3 ANCHOR PLACE, IP24 3AQ**

**ADJACENT TO TRAVELODGE, THE LIGHT AND SNAP FITNESS**

FRANCIS  
**DARRAH**  
Chartered Surveyors



Francis Darrah Chartered Surveyors  
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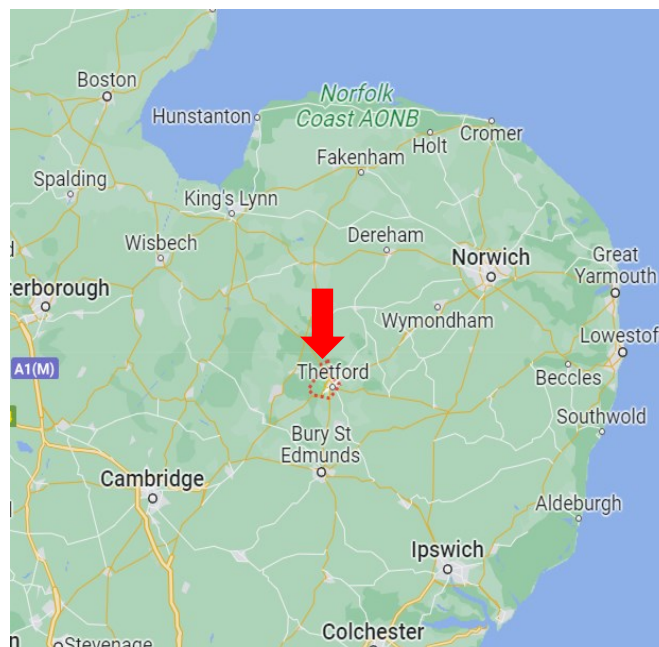
- Fully fitted unit available to let within Anchor Place, Thetford.
- 2,249 sq ft plus external seating overlooking landscaped park and river.
- Town identified for significant growth with 6,000 new homes planned/under construction.
- Excellent transport links with upgraded A11 and mainline rail.
- Within the Cambridge-Norwich “Tech Corridor”.
- Free 60+ space car park.

## LOCATION

Thetford, situated at the centre of the Cambridge Norwich Tech Corridor <https://www.techcorridor.co.uk/> has a population of approximately 24,340 (2011 Census) with over 250,000 people within a 30 minute drive time. The town is identified for significant growth with 6,000 more homes planned or under construction.

Thetford has excellent road communication to Cambridge situated 34 miles to the south west and to Norwich situated 31 miles to the north east via the A14 and A11 dual carriageways.

Thetford is located approximately 88 miles north-east of London with an approx. travel time of 1 hr 40 min via the A11 and M11. On an average day there are 53 trains travelling from Thetford to London, the fastest route taking approximately 2 hours.



## ACCOMMODATION

The property provides 2,249 sq ft accommodation and has the following approximate net internal areas:-

<b>Sales</b>	1,765 sq ft	163.96 sq ft
<b>Rear ancillary</b>	211 sq ft	19.64 sq m
<b>Kitchen</b>	164 sq ft	15.21 sq m
<b>WC's</b>	109 sq ft	10.14 sq ft

In addition there is an external terrace overlooking the park and river.

## SERVICE CHARGE

We understand there is a minimal annual service charge of approximately £1.00 psf ex VAT.

## TENURE

The property is offered by way of a new effective full repairing and insuring lease, outside the Landlord & Tenant Act 1954 for a length of term to be agreed at a rental of **£28,000 pax**, subject to upward only rent reviews.

## RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of £14,250 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

## PLANNING

Planning consent has been granted for the following uses:-

Class F1(a)  
Class E (b) (food establishment), and drinking establishment (bar, pub), hot food takeaway (sui generis).

## EPC

The property has an energy rating of B. Further details available upon request.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through sole agents:-

### Francis Darrah Chartered Surveyors

Contact: Carol Cooper  
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## SUBJECT TO CONTRACT

February 2024

Not to scale

