UNIT TO LET – SUITABLE FOR A VARIETY OF USES

THETFORD, 3 ANCHOR PLACE, IP24 3AQ ADJACENT TO TRAVELODGE, THE LIGHT AND SNAP FITNESS





- 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:-

Sales	1,765 sq ft	163.96 sq ft
Rear ancillary	211 sq ft	19.64 sq m
Kitchen	164 sq ft	15.21 sq m
WC's	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

Breckland Council are checking the rating assessment with the Valuation Office Agency.

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

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:-

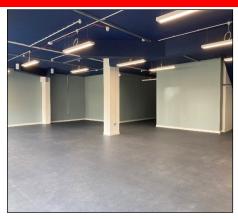
Francis Darrah Chartered Surveyors

Contact: Carol Cooper Tel: 01603 666630

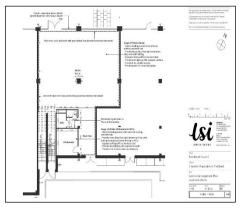
Email: <u>carol@fdarrah.co.uk</u>

SUBJECT TO CONTRACT

October 2023







Not to scale

Francis Darrah Chartered Surveyors 1 Bank Plain, Norwich, NR2 4SF Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

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