

## RETAIL WAREHOUSE TO LET

(Sublet/Assignment)

### UNIT 4, BRECKLAND RETAIL PARK, LONDON ROAD, THETFORD, IP24 3RZ

#### LOCATION

Thetford has a population of approximately 26,000 with a substantially greater catchment. The town has excellent road communication via the A11 and A14 to Cambridge, situated 34 miles to the southwest and to Norwich which is 31 miles to the northeast. There is a regular rail service to Norwich, Cambridge, King's Cross and Birmingham.

The property is located on London Road within Breckland Retail Park which opened in 2019 and accommodates **B&M, Home Bargains, The Food Warehouse, Shoe Zone and Greggs.**

Other occupiers nearby include **B&Q, Lidl, Wickes, Sainsbury's, McDonalds and Next.**

#### ACCOMMODATION

The steel portal frame unit has an eaves height of approx. 24' (7.31 m) and comprises a ground floor retail warehouse fitted out as a sales area and warehouse with the following approximate areas:

Width	57'9"	17.60 m
Depth	101'1"	30.81 m
Gross Internal Area	5,837 sq ft	542.2 sq m

The unit benefits from electric roller shutters, an office, staff facilities, WC's, air conditioning and a rear service yard.

Breckland Retail Park has approximately 250 shared car parking spaces.

#### TENURE

The property is held on a 10 year lease expiring 28<sup>th</sup> April 2032, at a current passing rent of £81,000 pax, plus VAT (if applicable), with a rent review due on 28<sup>th</sup> April 2027, on full repairing and insuring terms.

The lease is available through either an assignment or underletting of the whole on terms to be agreed.

#### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £62,000 with effect from 1<sup>st</sup> April 2026. Interested parties are advised to make their own enquiries.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B. 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: Graham Mackintosh

Tel: 01603 666630

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**SUBJECT TO CONTRACT**

June 2026

**Tel 01603 666630**

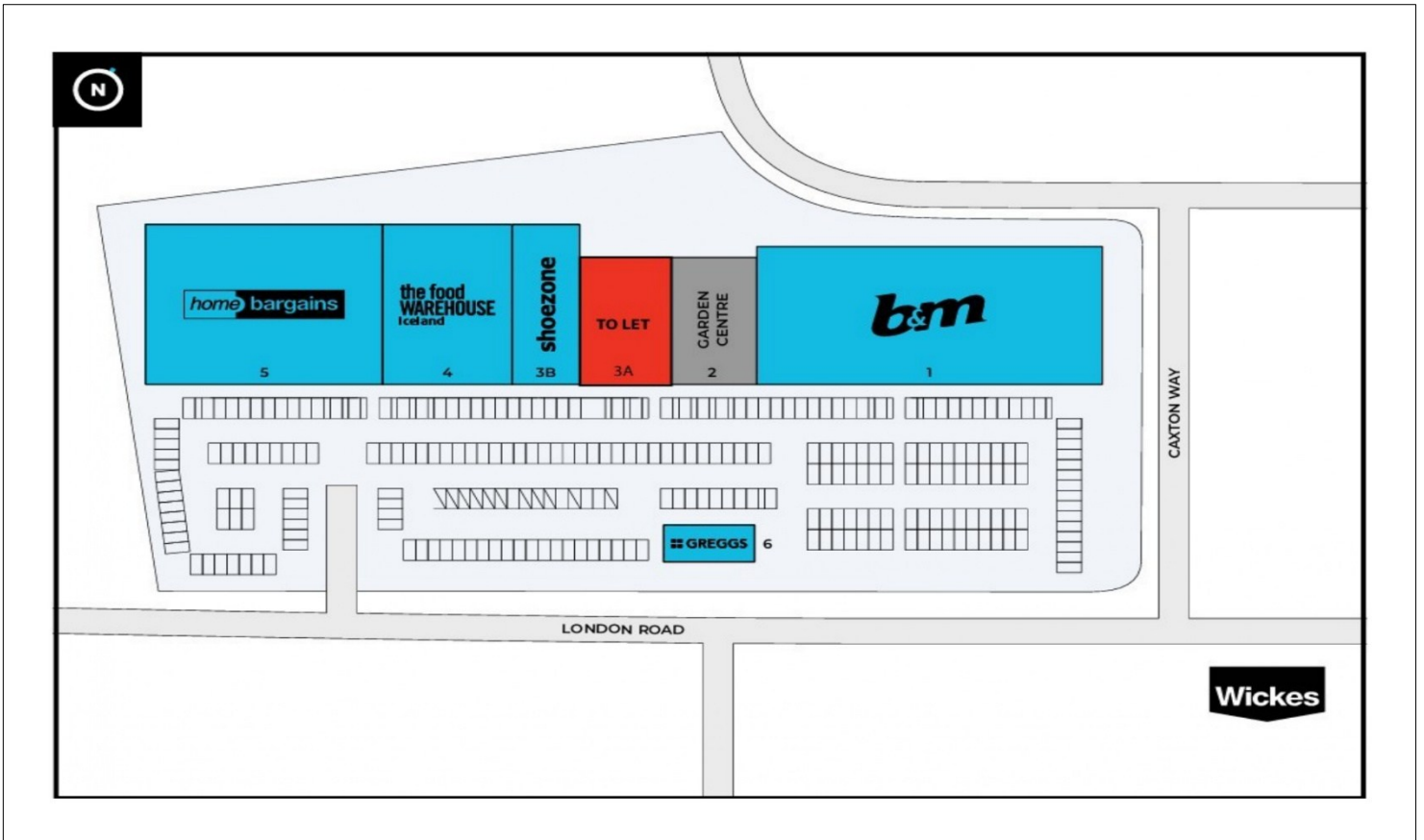
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RETAIL





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.