

PRIME SHOP TO LET 3 NEW MARKET BECCLES

Location:

Beccles is an affluent market town and tourist location in north Suffolk, 19 miles south east of Norwich and 33 miles north east of Ipswich. The town is located at the junction of the A146 and A145 just to the south east of the A143. The premises are situated in a prime retail position in New Market in the same parade as QD Stores, Boots and Greggs amongst others.



Description:

The premises are Grade II listed being of three storeys and have been used as a bank. The ground floor retail area is overlooked by balcony storage and features a double-height ornate ceiling. There is basement storage for which there is an internal hoist. To the rear is parking for 3 vehicles. Approximate dimensions are as follows:

Ground Floor Sales	1037 sq ft
Ground Ancillary	159 sq ft
First Floor Ancillary	433 sq ft
Basement	718 sq ft
Rear	Car parking for 3 vehicles

Terms:

Our clients are seeking a new FRI lease for a term to be agreed at an annual rent of £32,500 p.a.x.

Rateable Value:

We have been verbally advised as follows:

Rateable Value £33,000 (1/4/23)

We recommend interested parties make their own enquiries with East Suffolk Council.

Legal Costs:

Each party is responsible for their own costs incurred.

01603 622334

12 UPPER KING STREET NORWICH NR3 1HA

Viewing:

Strictly by appointment with the agents:

Kevin Taylor
Kevin Taylor and Associates
Tel: 07870 948444
Email: kevin.taylor9@btconnect.com

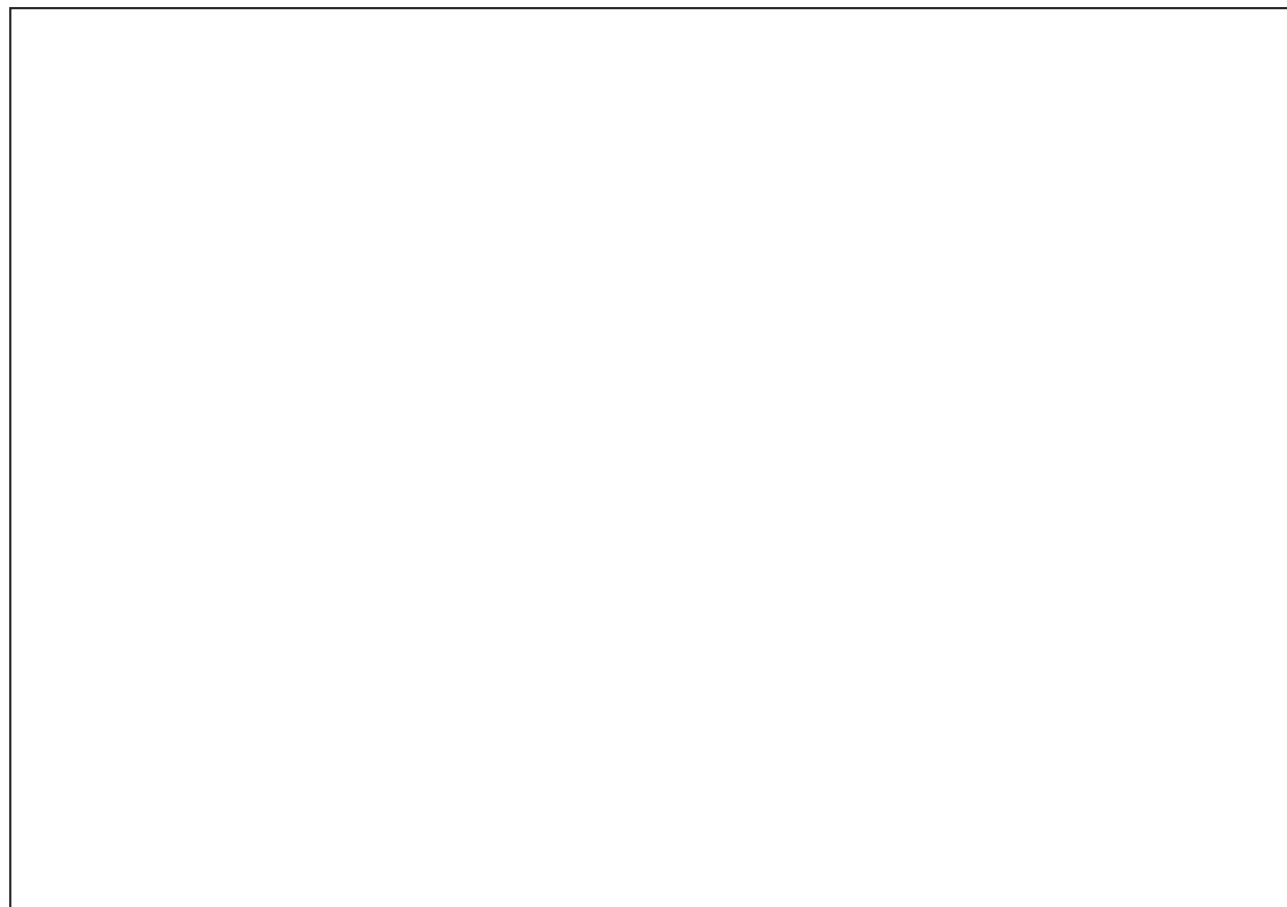
Or

Rupert Ratcliffe
Ratcliffes
14 Brooks Mews
Mayfair London W1K 4DG
Tel 0207 629 4036
Email rwkr@ratcliffes.com

Energy Performance Certificate:
3 New Market
BECCLES
NR34 9HQ

A full certificate is available upon request

SUBJECT TO CONTRACT



IMPORTANT

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify these particulars on your visit to the property and by making full enquiries. These particulars do not obviate the need for a full survey. Accordingly, no liability is accepted by us or our clients as a result of any error or omission in the particulars or any other information given.