

RETAIL

TO LET



47 High Street, Haverhill

CB9 8AH

1233377



BTG
Eddisons

47 HIGH STREET

HAVERHILL, CB9 8AH



Agreement

To Let



Detail

Retail



Rent

£22,400 per annum exc



Size

118sq m (1,273sq ft)



Location

Haverhill, CB9 8AH



Property ID

1233377

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises the ground floor of a two-storey former betting office, providing mostly open sales space with ancillary offices, kitchen facilities and a WC. The shop has a glazed double frontage and occupies a prominent position on the High Street. Planning permission has been submitted for prior approval for the conversion of the upper floor into residential use.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	118	1,273
Total NIA	118	(1,273)

Town & Country Planning

The property was previously used as a betting office under Class E (formerly A2) of the Use Classes Order. Planning was granted in 2022 under application no. DC/22/2222/FUL for change of use to a takeaway restaurant (suis generis), installation of ventilation and alterations to the shop front, but this has not been implemented. Interested parties are advised to make their own enquiries to the Local Planning Authority as to the suitability of their intended use of the premises.

Energy Performance Certificate

The property has an EPC rating of D (100). A copy of the certificate is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Charging Authority: West Suffolk
Description: Bank and Premises
Rateable Value: £29,750 (2023 assessment)

The property will need to be re-assessed for business rates once split from the upper floors.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£22,400 per annum exclusive of VAT and all other outgoings.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will not be charged in addition to the rent.

Legal Costs

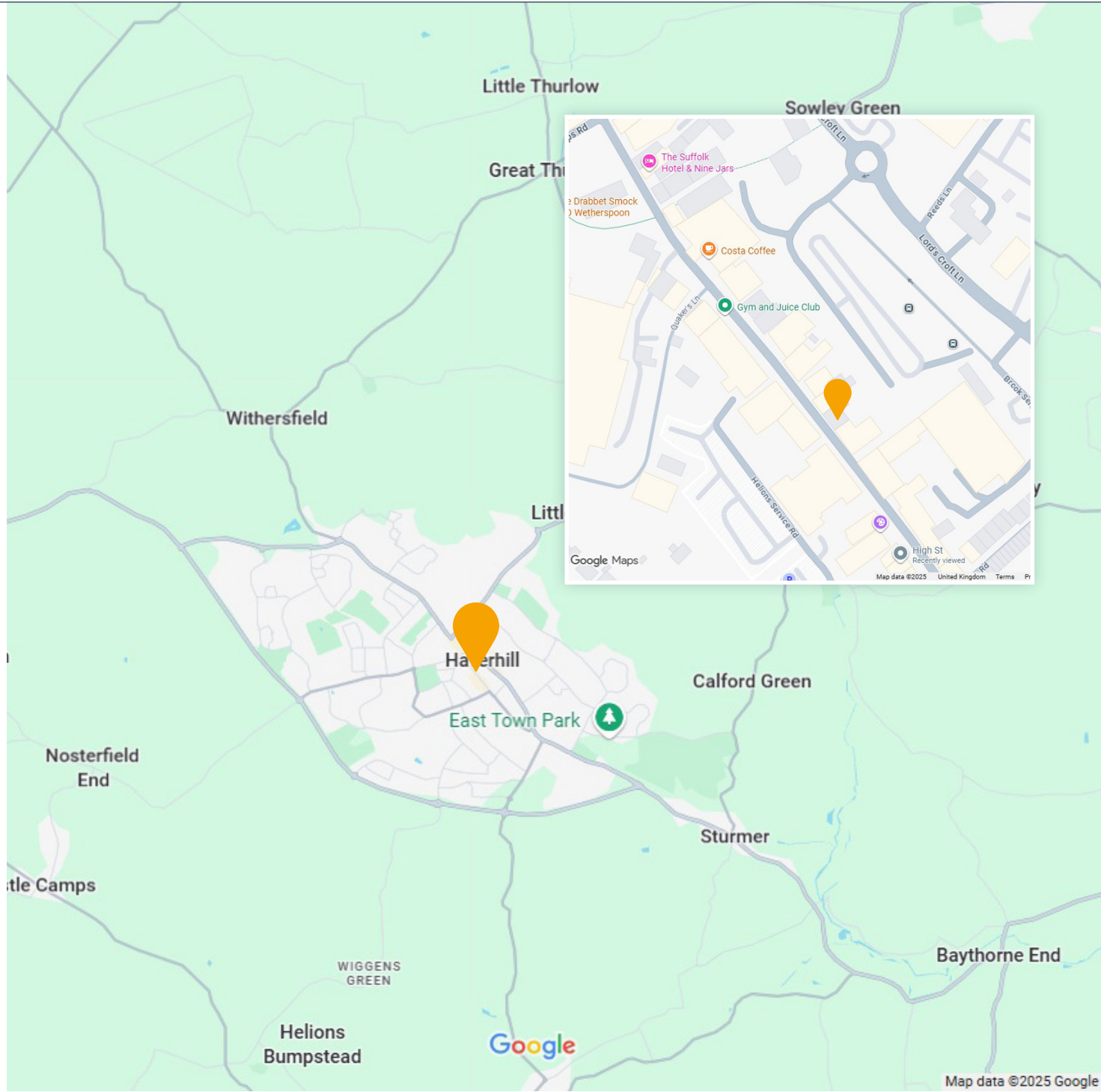
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course

Location

Haverhill is a fast-expanding town located approximately 17 miles southeast of Cambridge, close to the Suffolk, Essex and Cambridgeshire borders. The town enjoys good road links via the A1307 to the A11 and the national motorway network beyond. London Stansted Airport is only 20 miles distant the town has a population of around 22,000. The property itself is located on High Street, the main retail area within the town centre. Nearby occupiers include Greggs, Iceland and The Card Factory.







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