# PRIME RETAIL UNIT TO LET

10 King Street

Thetford

Norfolk

**IP24 2AP** 



CHARTERED SURVEYORS



#### **DESCRIPTION**

The property is located in the prime retail street, King Street, of Thetford Town Centre. Other occupiers in King Street include Subway, Superdrug, Costa, Peacocks, WH Smith and Boots.

The accommodation is over ground, first and second floor. The first floor could be used for storage, ancillary or kitchen purposes. There is delivery access from the rear and a number of car parking spaces / external storage space.

## **ACCOMODATION**

The property has been measured to produce the following approximate dimensions and Net Internal Areas:

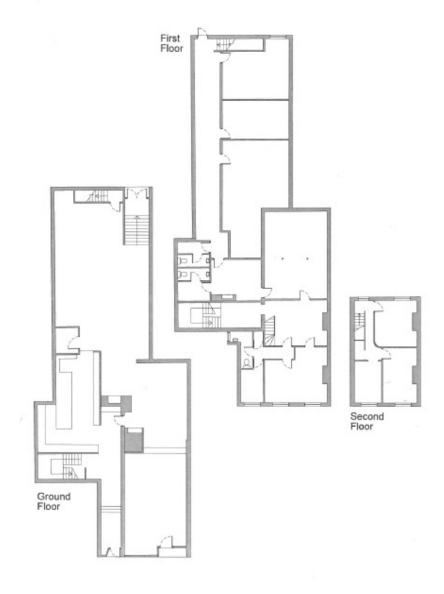
Gross Frontage 6m

Ground Floor 193.83 sq m

(2,086 sq ft) (1,498 sq ft)

First Floor Second Floor 139.21 sq m 31.10 sq m

(334 sq ft)



#### **AVAILABILITY**

The shop is available on a new lease on terms to be agreed, as the current tenant has advised they will not be renewing their lease. (Freehold may be available).

#### **RENT**

£35,000 per annum excluisve

# **VAT**

The property is not opted for VAT.

#### **BUSINESS RATES**

The Rateable Value is £32,750 (2017)

#### SERVICE CHARGE

None

# **COSTS**

The ingoing tenant will cover any abortive costs incurred by our client.

#### **USE AND PLANNING**

The premises have an established Retail consent falling within Class A1 of Use Classes Order. The premises may be suitable for A3 uses subject to planning permission.

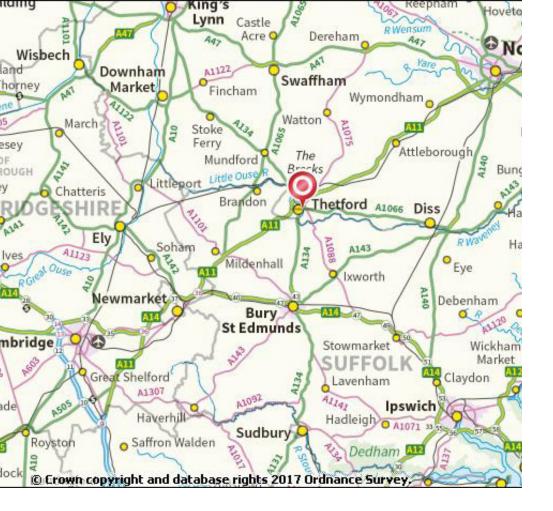
# **EPC**

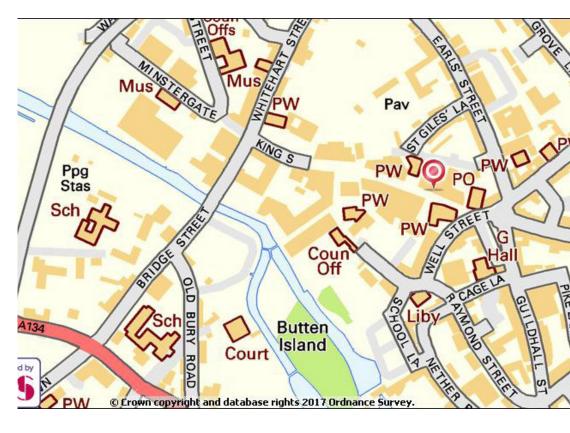
The EPC rating is D (95).

A6139/02.01.18









# Viewings and further information:

Tel: 01284 700700

Email: info@merrifields.co.uk



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