

PRIME RETAIL UNIT TO LET

10 King Street | Thetford | Norfolk | IP24 2AP

Merrifields

CHARTERED SURVEYORS



- Prime Retail Pitch in Thetford
- Ground floor sales 2,086 sq ft
- Rear delivery access and car parking
- Adjoining occupiers include Brighthouse, Subway, Halifax and Costa

Merrifields | 63 Churchgate Street | Bury St Edmunds | IP33 1RH Tel: 01284 700700
www.merrifields.co.uk

DESCRIPTION

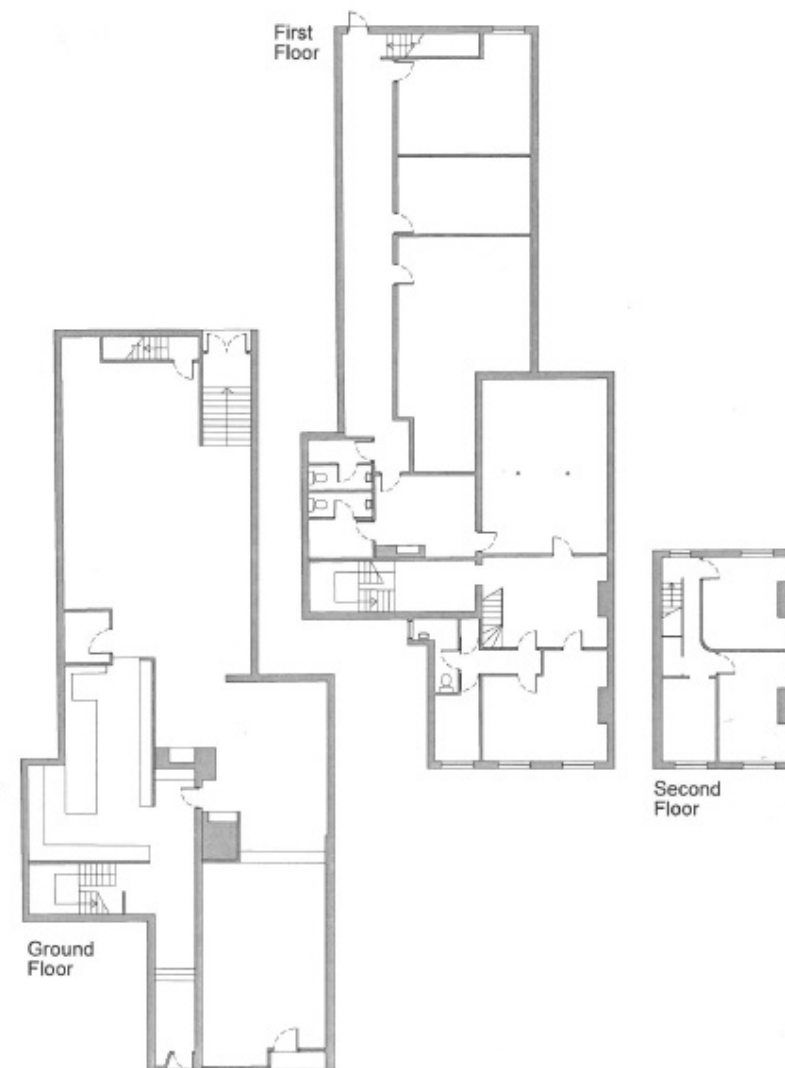
The property is located in the prime retail street, King Street, of Thetford Town Centre. Other occupiers in King Street include Subway, Superdrug, Costa, Peacocks, WH Smith and Boots.

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)
First Floor	139.21 sq m	(1,498 sq ft)
Second Floor	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 exclusive

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



