

TO LET

Retail unit

HARLESTON

26 Thoroughfare, IP20 9AU

FENNEL

CHARTERED SURVEYORS
www.fennel.co.uk

6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500

www.fennel.co.uk



LOCATION

Harleston is a thriving market town which has an excellent range of shops including a supermarket, doctors, dentists and veterinary surgeries, schools, hotels, a number of restaurants and inns. The town is conveniently located adjacent the A143 bypass providing easy access west to the A140 approximately 8 miles away at Diss, and east to Lowestoft (22) miles. Norwich can be accessed 21 miles to the north, Ipswich 32 miles to the south and Bury St Edmunds, the A11 and the Midlands beyond to the west via the A14.

PROPERTY

The shop occupies the ground and first floor of a period property with an extensive glazed frontage window leading onto the Thoroughfare. The large open plan retail area leads from the street, and occupies an area of 38sqm (409sqft). There are 2 rooms to the rear of the property, one with wash facilities and the other with storage and stairs leading from the rear of the shop to the first floor.

ACCOMMODATION

Approximate internal areas are as follows:

Zone A	38 sqm	409 sqft
Grd store	9.6 sqm	103 sqft
Grs store	5.5 sqm	59 sqft
1st floor	47.5 sqm	511 sqft
TOTAL	100.6 sqm	1,082sqft

RENT

The Landlord is seeking a rent of **£10,000pax**, flexible terms to be agreed.

VIEWING Strictly by appointment through this office with:

Jonathan Carman MRICS

01986 872034

07973 235057

jonathan@fennel.co.uk

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices are quoted exclusive of VAT which may be payable. Regulated by the RICS

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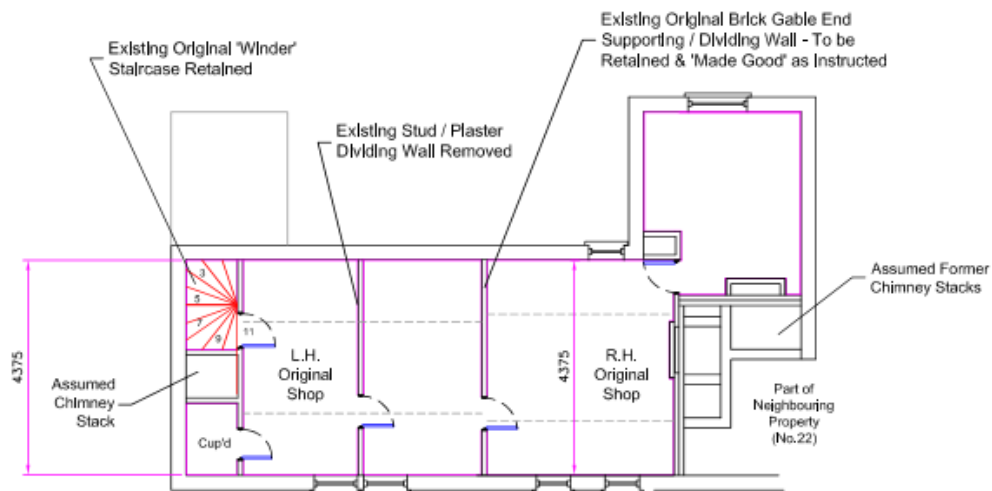
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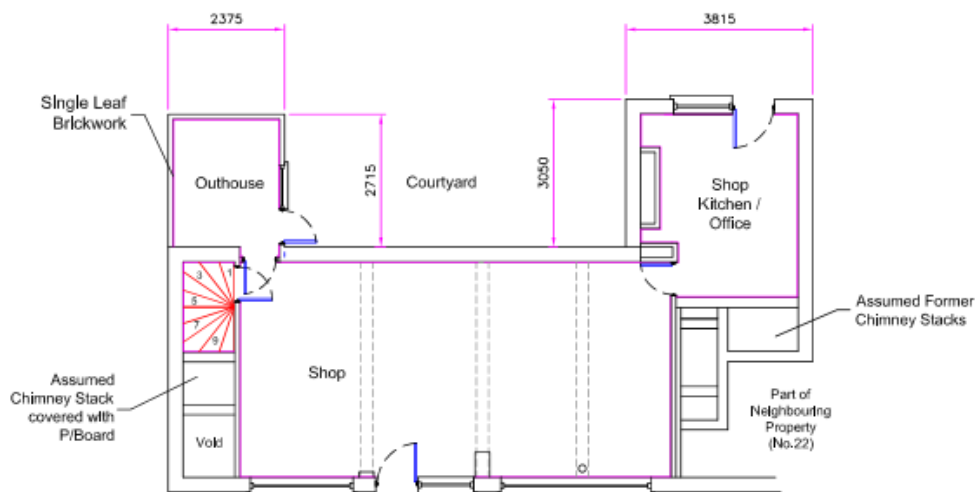
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Existing First Floor Plan



Existing Ground Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser/tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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IMPORTANT NOTICE:

Fennel, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fennel have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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