

TO LET

Prime location (suit number of uses)

HARLESTON

Corn Exchange, IP20 9AB

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.

RENT

The Landlord is seeking rental offers in the region of **£40,000pa**, for this highly prominent retail location in Harleston.

PROPERTY

The property is a handsome and imposing building in the heart of Harleston. The Corn Exchange has had many uses since it first came into existence in 1849. The most recent occupier using it as a centre for antiques with a delightful tearoom benefiting from a secluded garden area to the rear.

The premises also has an alcohol and entertainments licence.

RATES

The current rateable value for 2023 is RV £21,000. South Norfolk Council.

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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Zone	Area sqm	Area sqft
Reception	28.09	302
Grd sales area	182.03	1959
Grd int store	15.43	166
Grd plant room	3.64	39
Toilets	16.17	174
Grd production area	15.14	163
Grd kitchen	21.73	234
1st office	17.16	185
Mezz retail	45.90	494
TOTAL	345.29	3,716

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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The **Exchange**
VINTAGE & ANTIQUES

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