

FREEHOLD FOR SALE

Retail/Office unit

BUNGAY

8 Chaucer Street, NR35 1DT



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk



LOCATION

8 Chaucer Street is situated in the centre of the historic and bustling market town of Bungay, located on the Norfolk/Suffolk border. Best known for its Castle ruins, the town sits within a loop of the River Waveney in The Broads National Park. The town has a large catchment area and addition influx of seasonal tourists. Bungay is located just off the A143, which links Bury St Edmunds to Lowestoft and Great Yarmouth, 16 miles to the South of Norwich and 38 miles to the North of Ipswich.

DESCRIPTION

Front Shop with side access and single glazed picture window on frontage. Rear Lobby leading to a Reception Area with separate access off a covered way:

Outside from the street there is a covered way where up to three vehicles could be parked in tandem although the access in is rather constricted. At rear there is a small store and separate former office /store.

EPC

The Energy Performance Band is D (90)

ACCOMMODATION

The property has the following ground floor internal areas :

Zone A	13.1 sqm	141sqft
Office 1	3.1sqm	33sqft
Office 2	5.5sqm	59sqft
Office 3	5.5sqm	59sqft
Office 4	3.2sqm	34sqft
Int store	9.4sqm	101sqft
Ext store	45.3sqm	488sqft
Kitchen	5.1sqm	55sqft
TOTAL	90.2sqm	970sqft

PRICE

The vendor is seeking offers in the region of **£200,000**.

RATEABLE VALUE

The 2023 Rateable Value is £1,700, making it eligible for 100% Small Business Rates Relief

LEGAL COSTS

Both parties are to pay their own legal costs incurred in this transaction.

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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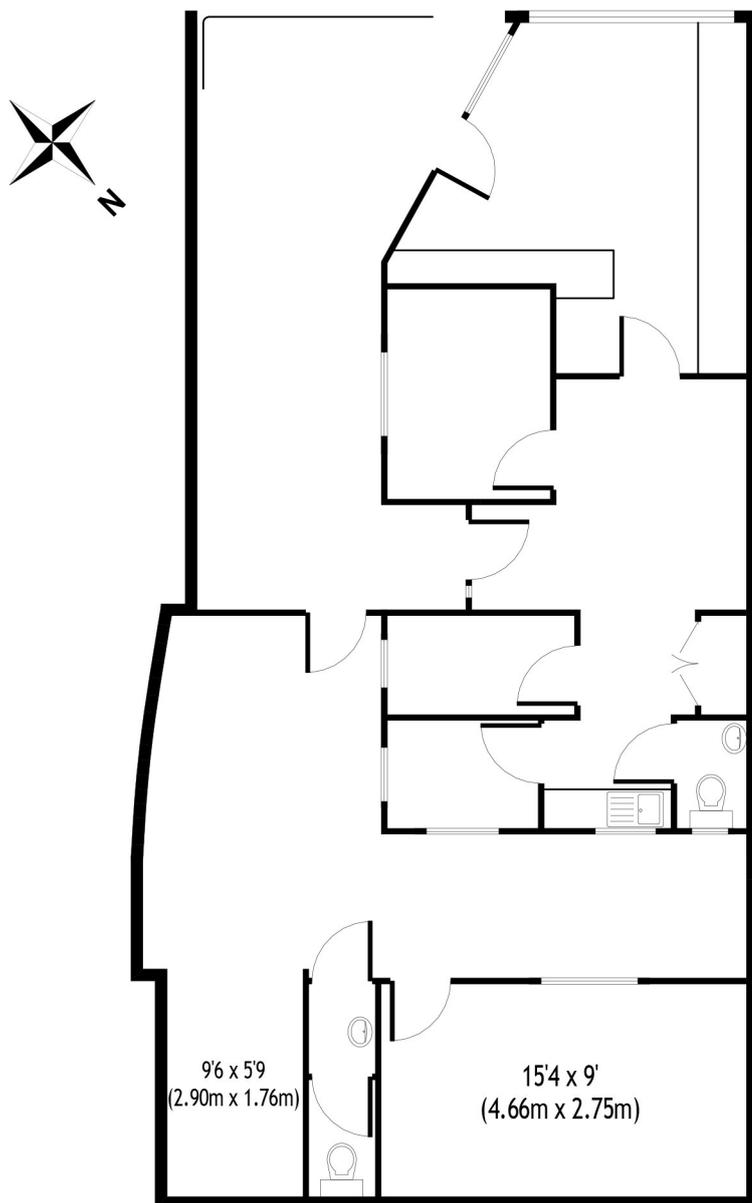


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Approx. Gross Internal Floor Area - 1154 Sq ft / 107 Sq M



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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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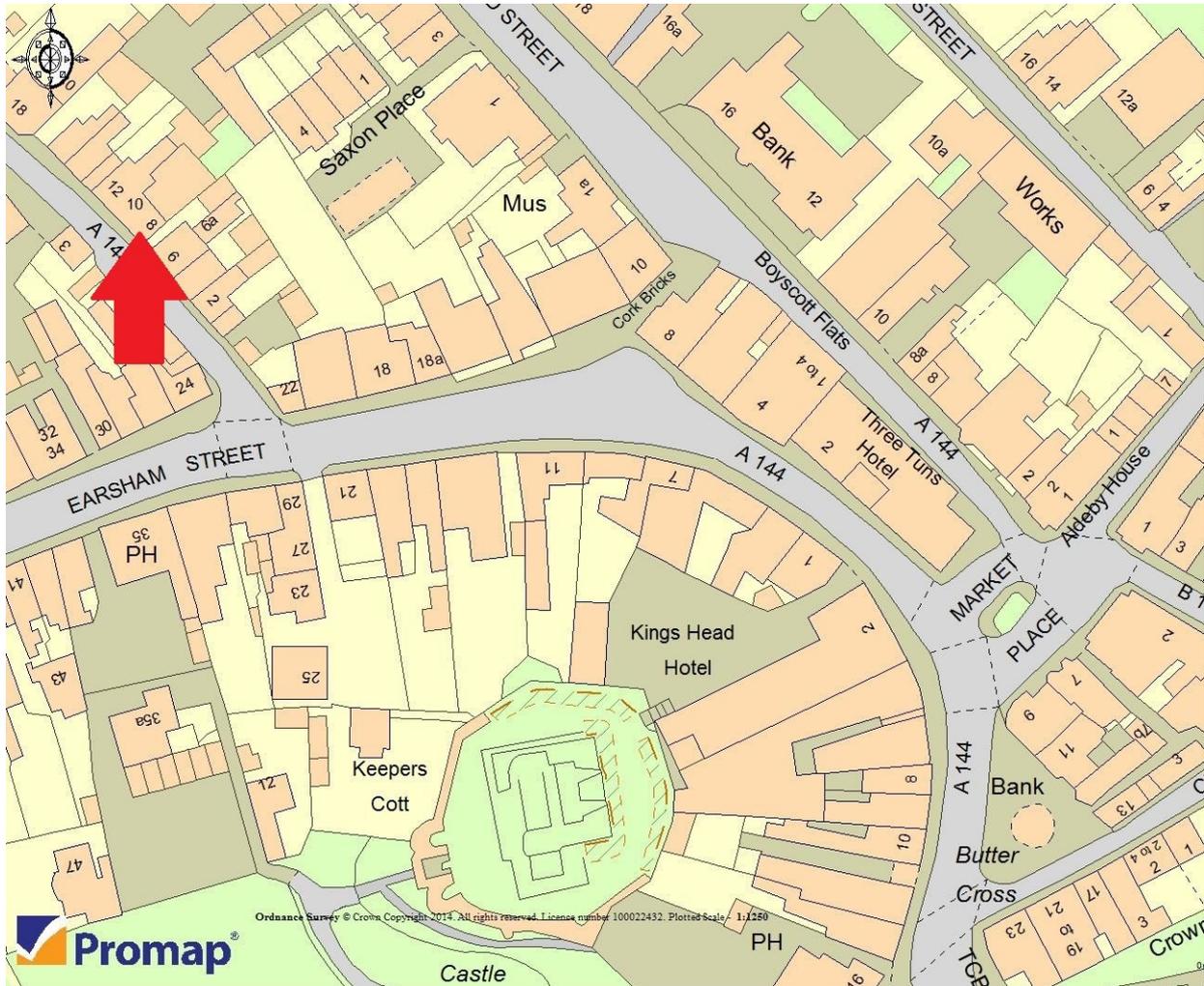
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