

TO LET RETAIL UNIT WRENTHAM

6 High Street, NR34 7HB



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk



LOCATION

This property is situated in the village of Wrentham, directly on the A12. Wrentham is 8 miles from Lowestoft and 5 miles from Southwold.

DESCRIPTION

The building is a spacious open plan self contained lockup shop. It is internally split into 2 rooms on the ground floor (with further toilet facilities).

LEASE

The property is available by way of a new lease for a minimum of 1 year, at a rent of £14,000pa (£1,167pcm)

LEGAL COSTS

Each party are to be responsible for their own legal costs.

ACCOMMODATION

The property has the following approximate floor areas:

GROUND

Zone A	51.63sqm	556sqft
Zone B	46.18sqm	497sqft
TOTAL	97.81sqm	1,053sqft

RATES

East Suffolk Council is the Local Authority and the Rateable Value is currently £6,000 which is likely to mean that an occupier can apply for 100% Small Business Rates Relief.

SERVICES

Mains water, electricity and drainage are available. None of the services, including heating, plumbing or electrical systems (nor appliances) have been tested by the Letting Agents.

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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