

TO LET

Retail/Showroom

BUNGAY

Earsham Hall NR35 2AN



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500

www.fennel.co.uk



LOCATION

The property is situated in the grounds of Earsham Hall, which is a fine Grade II* listed country mansion, located approximately 1 mile north west of the A143, the main road connecting Harleston (7 miles) and Bungay (2 miles). The city of Norwich is 15 miles to the North.

DESCRIPTION

The retail units are well situated at the end of a long driveway located opposite the tearooms. The previous occupier had operated as a highly successful retail showroom for over 20 years and the space has only become available due to the outgoing tenant taking early retirement.

The layout shown on the plan offers up to 4 retail units on the ground floor, which can be occupied independently or as larger units, with additional 1st floor storage/office space. Available. The first floor office/storage space also has independent access should a tenant wish to use this area in isolation, which can be divided and refurbished to suit.

Super-fast broadband Internet speeds of up to 1Gbps up/down available on site lease line (price subject to requirement) . The premises are energy efficient and benefit from a very low cost, subsidised heating system provided by a biomass district heating system.

ACCOMMODATION

The units has the following approximate internal dimensions :

Retail 1	62.38sqm	(671sqft)
Retail 2	33.42sqm	(360sqft)
Retail 3	54.03sqm	(582sqft)
Retail 4	65.70sqm	(707sqft)
1st floor	354.47sqm	(3,815sqft)
TOTAL	570.00sqm	(6,140sqft)

RENT

The Landlord is seeking a rent from **£15.00psf** on the ground floor retails space, and from **£7.50psf** on the first floor. (+vat) for a new lease, terms to be negotiated. There is a service charge in addition to this rent.

The rents may vary depending on the fitout and finish required by the occupiers.

Free onsite parking for staff and visitors (subject to availability).

RATES

The individual units are likely to be eligible for 100% Small Business Rates Relief.

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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Retail/Showroom

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FENNEL

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Earsham Hall Home Furnishings, Bungay
Approx. Gross Internal Floor Area - 6825 Sq ft / 634 Sq M



First Floor

For identification purposes only. Not to scale.
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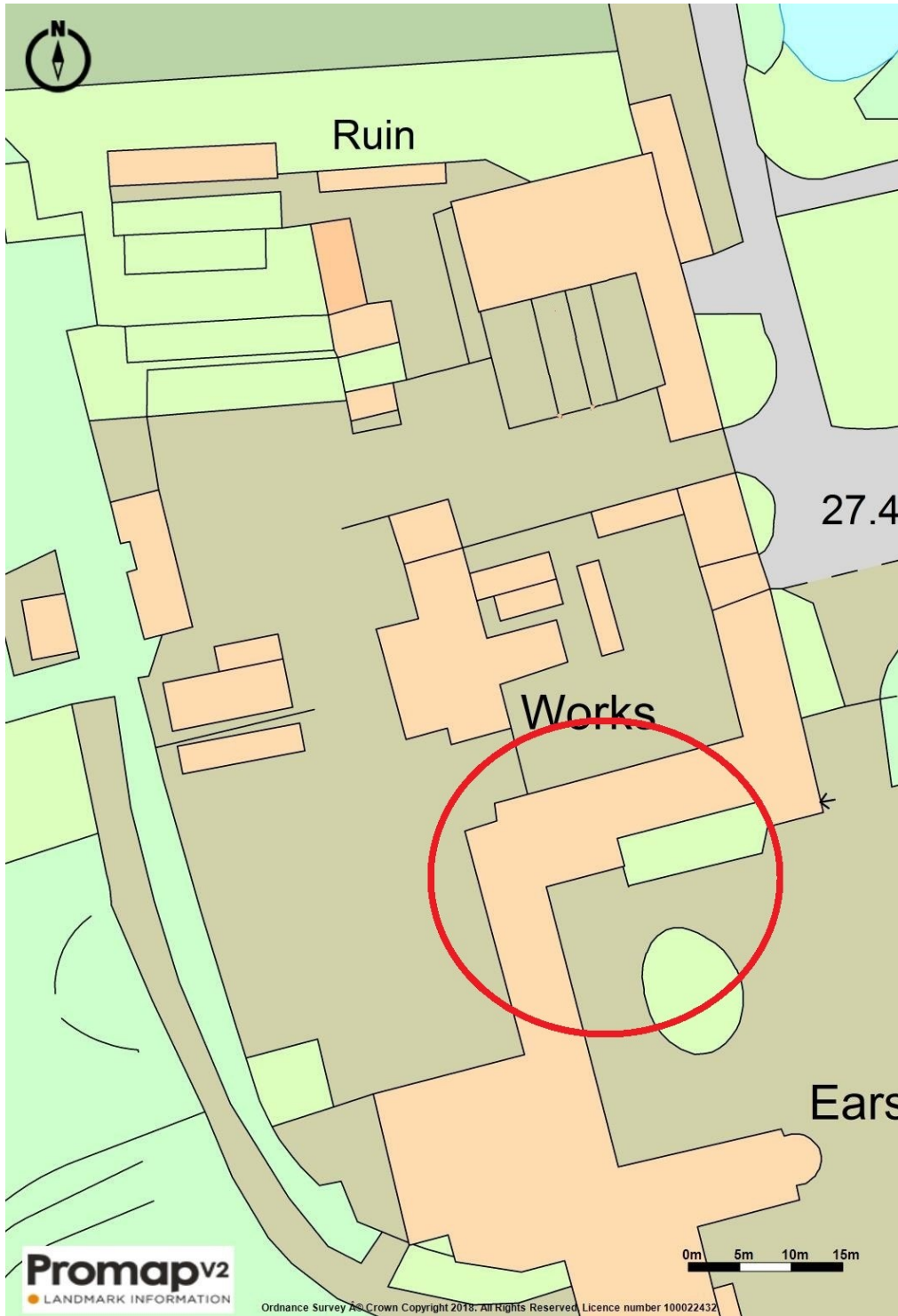
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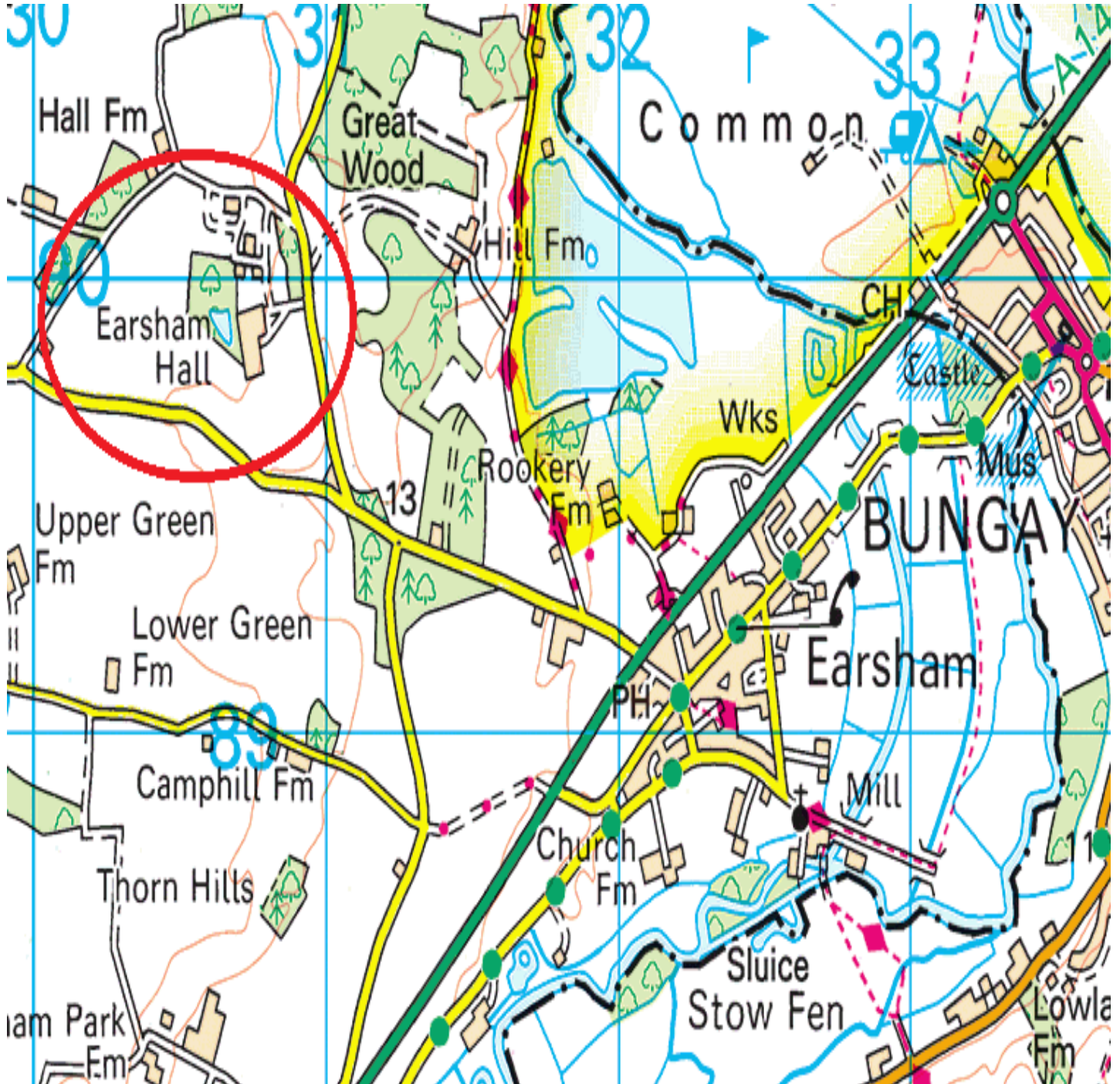
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TO LET
Workshop Studio
BUNGAY
Earsham Hall NR35 2AN



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