

SHOP/OFFICE TO LET APPROX 698 Sq Ft (64.84 Sq M)



**27 High Street
Haverhill
Suffolk
CB9 8AD**

Location:

The property is located in the heart of the main retail area within Haverhill High Street with nearby retailers including WH Smith, Specsavers, Martins, M & Co, Costa Coffee and Ladbrokes. Haverhill is a busy market town with a population of c22,000 and lies approximately 21 miles from Cambridge to the west and falls under the control of Borough of St Edmundsbury.

Description:

The shop provides retail area to the front with office area, and small store with WC and kitchen area leading off to further store/office areas to the rear. Rear yard and car park accessed from Brook Service Road.

Accommodation:

The premises have been measured on a net internal basis.

Retail Area: 481 Sq Ft (44.66 Sq M)

Rear Office/Store: 192 Sq Ft (17.83 Sq M)

Store: 25 Sq Ft (2.28 Sq M)

Toilet

Rear Yard

Car Parking to rear

Total Area: 698 Sq Ft (64.84 Sq M)

Features:

- High Street Location
- Busy Market Town
- Available 14th October 2021
- Car Parking to Rear

Terms:

New full repairing and insuring lease available on terms to be agreed.

Rent:

£21,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to St Edmundsbury Borough Council or via www.voa.gov.uk.

Rateable Value £18,000

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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