01284 702655 eddisons.com RETAIL - TO LET





33 KING STREET, THETFORD, NORFOLK IP24 2AN

Rent: £30,000 per annum exclusive

- Prime town centre location
- Former banking hall
- Large return frontage
- Rear loading bay

Size: 196.21sq m (2,112sq ft)

LOCATION

Thetford is a historic market town situated on the Norfolk and Suffolk border along the A11 which is the region's main route leading north to Norwich and south west towards the A14 and M11. The town benefits from a busy High Street as well as several established retail parks and two main industrial estates. The property is situated on Kings Street which is the town's main high street and occupies a prominent position overlooking King Street Square. The property is within walking distance of both the bus and rail stations. Nearby occupiers include Boots Pharmacy, Lloyds Bank, Hughes Electrical, Co-Op Travel and the Town Council offices.

DESCRIPTION

Prominent high street retail unit with large return frontage and basement storage. The property provides mostly open plan accommodation with two small interview sized rooms and has been cleared ready for a tenant's fit-out. Specification includes suspended ceiling, Cat 2 lighting, gas central heating, comfort cooling WCs, kitchen and both aluminium and uPVC windows. There is a small goods lift which leads down to the basement and a loading bay is located to the rear. The property would be suitable for a variety of uses (STP).

ACCOMMODATION

Ground floor 151.66sq m 1,632sq ft
Basement 44.55sq m 480sq ft
Total 196.21sq m 2,112sq ft

All measurements are approximate prepared on a net internal area hasis

SERVICES

Mains electricity, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

PLANNING

The premises were previously used as a bank we therefore assume the property shall be suitable for uses falling within class E however, interested parties should make their own enquiries of Breckland Council planning department and satisfy themselves as to the suitability of the current planning consent.



RENT

The property is available at a rent of £30,000 per annum exclusive. We understand that VAT will be charged on the rent.

RATES

We understand from enquiries made from the Valuation Office Agency website that the property has a rateable value of £34,750. This includes the first floor offices and will therefore require reassessment. For the year commencing 1 April 2021, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

FPC

The property has an EPC of D (93). A copy of the EPC is available from the agent.

VIEWING

Strictly by appointment with the sole agents:- Eddisons incorporating
Barker Storey Matthews, Davies House
4 Hillside Road
Bury St Edmunds

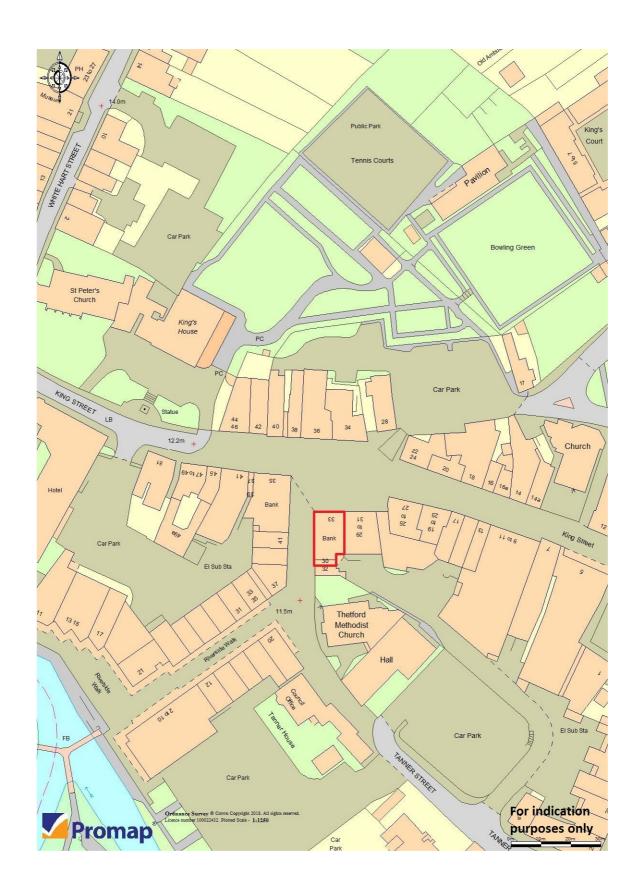
IP32 7EA.
Contact: Steven Mudd
steven.mudd@eddisons.com
(01284) 702655

Ref: 147210

For more information, visit eddisons.com 01284 702655



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