

01284 702655

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RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



33 KING STREET, THETFORD, NORFOLK IP24 2AN

Rent: £30,000 per annum exclusive

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

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

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 basis.

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.

EPC

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
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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