

01284 702655

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RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



UNITS 1 & 2, 40 HIGH STREET, HAVERHILL, SUFFOLK, CB9 8AR

Unit 1: £20,520per annum excl

Unit 1 106.48 sq m (1,146 sq ft)

Unit 2: £19,290per annum excl

Unit 2 97.19sqm (1,046sqft) NIA

- Two town centre retail units
- Available individually
- Close to public car parks
- To be refurbished

LOCATION

Haverhill is a fast-expanding town located approximately 17 miles southeast of Cambridge, close to the Suffolk, Essex and Cambridgeshire borders. The town enjoys good road links via the A1307 to the A11 and the national motorway network beyond. London Stansted Airport is only 20 miles distant the town has a population of around 22,000. The property itself is located on High Street, a part-pedestrianised retail area within the town centre.

DESCRIPTION

The property consists of a ground floor retail unit within a brick-built building which has been split into two rectangular units. The units benefit from glazed frontages, suspended ceilings, tiled floors, CAT II lighting and some retail display walls. Each unit once refurbished will benefit from its own WC and kitchenette.

SERVICES

Mains electricity 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.

ACCOMMODATION

Unit 1	106.48sqm	(1,146sqft)
ITZA	63.51sqm	(684sqft)

Unit 2	97.19sqm	(1,046sqft)
ITZA	59.7sqm	(643sqft)

All measurements are taken on a net internal area basis and are approximate.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property is currently assessed as a whole and has a current rateable value of £36,250 (2023 assessment) and will need to be re-assessed once let.

For the year commencing 1 April 2023, 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.

RENT

The units are available at asking rents of:

Unit 1- £20,520per annum

Unit 2- £19,290per annum

Rents are quoted exclusive of VAT, service charge and all other outgoing. We understand VAT will be charged on the rent.

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.

SERVICE CHARGE

A service charge will be levied in respect of upkeep of the communal areas of the building. Further details to be provided when available.

EPC

The property has an EPC rating of C (58).

PLANNING

The property is understood to have previously been used for retail purposes and we believe should be suitable for uses falling within class E however interested parties are advised to satisfy themselves as to the suitability of the current planning consent for their proposed use by contacting West Suffolk Council.

LEASE TERMS

The property is available on new leases for terms to be agreed.

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:

Eddisons

incorporating Barker Storey Matthews

Unit 12 Forbes Business Centre, Kempson Way, Bury St

Edmunds, Suffolk, IP32 7AR.

Tel: 01284 702655

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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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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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