

For Sale: Commercial Premises



11 Smallgate, Beccles NR34 9AB

Guide Price: £195,000





158.6

Listed

£9,900



LOCATION

The premises occupy an excellent position close to the Town centre with large and prominent frontage.

Beccles is a thriving market town with an attractive community spirit, seeped in history and situated in the heart of the Waveney Valley. There is a large and diverse range of shops and although a bustling town it keeps its "old world charm" and is an important destination on the Broads National Park, with mariner and quay moorings onto the Waveney.



DESCRIPTION

11 Smallgate comprises an attractive three storey retail premises with prominent frontage onto Smallgate. It is a period property formerly operated as a clothing shop, with retail on the ground and part first floors with storage elsewhere.

The property is generally in good order, however, does require some updating.

Externally, the property has a rear courtyard and garden.



POSSESSION

The Property is Vacant.



VIEWING

Strictly by appointment with the Beccles office, please call 01502 712122 to arrange a viewing.



ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft.
Ground Floor	82	880
First Floor	44.2	475
Second Floor	32.4	349
Total	158.6	1707



SERVICES

Mains electricity, water, foul drainage and gas connected.

(Durrants have not tested any services, equipment, fittings or services and so cannot verify they are in working order)



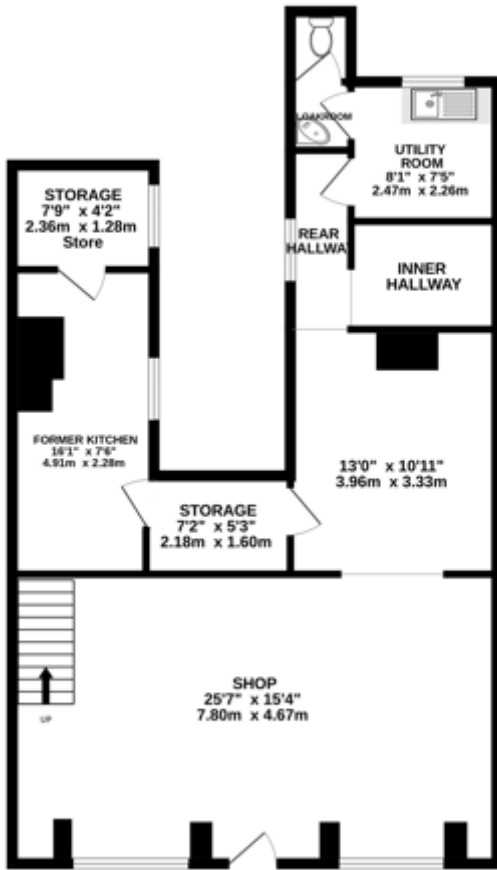
LOCAL AUTHORITY

East Suffolk Council
East Suffolk House
Station
Melton
Woodbridge
IP12 1RT
Tel: 0300 016 2000

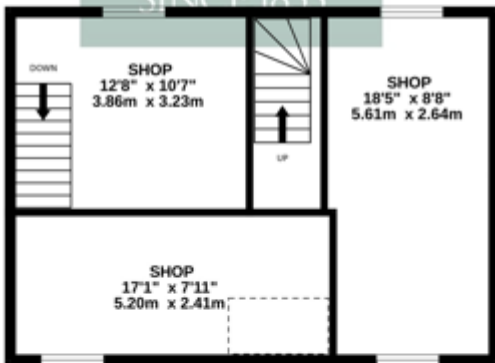


FLOOR PLAN

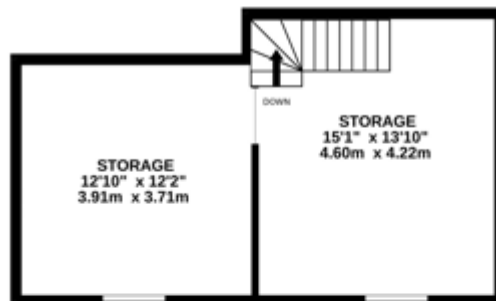
GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PLANNING

Our Building Consultancy Team will be happy to provide advice to prospective purchasers on planning applications, architectural design, building regulations and project management. Please contact the team directly on 01379 646603.



CONTACT US

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