

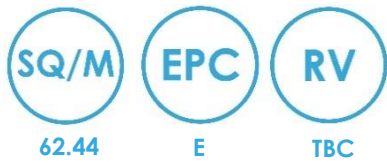
To Let: Retail/Office Premises

**DURRANTS**  
COMMERCIAL



**2 Hungate Court**, Beccles, Suffolk, NR34 9TR  
Guide Rent: £10,000 per annum





## LOCATION

Beccles today is a thriving market town steeped in history with an active community spirit. The picturesque town is situated in the heart of the Waveney Valley with a large and diverse range of shops amongst the narrow streets and fine Georgian buildings. Although a bustling town, Beccles keeps its 'olde worlde' charm with its small, unique shops and important frontage onto the River Waveney at the lower reaches of the Norfolk Broads Waterway System.

- Lowestoft 10 miles
- Norwich 18 miles
- Southwold 13 miles



## DESCRIPTION

The property comprises ground floor premises extending in all to about 62.44 sqm offering good frontage onto Hungate.

The property was previously used as part of a gym and has recently been fully refurbished to include ceramic style flooring and a new modern electric heating system.

There is no outside space allocated with this unit however parking may be available by separate negotiation under a licence agreement.



## ACCOMMODATION

### Net Internal Area

	Sq. m	Sq. ft.
Retail/Office Area	51.06	549
Separate WC/Lobby Area	6.92	74
Kitchenette	4.46	48
<b>Total</b>	<b>62.44</b>	<b>671</b>



## SERVICES

Mains water, electricity and drainage connected. Extractor fan to kitchen.

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



## LEASE TERMS

- Term: 6 years
- Commencing Rent: £10,000 per annum. Three yearly upwards only rent review.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Effective full repairing and insuring lease.
- Insurance: Landlord insures and tenant repays premium.
- Outgoings: Tenant to be responsible for all outgoings including business rates, service charges and utility charges.
- Landlord & Tenant Act: Outside the act.
- Legal Costs: Each side pay their own costs.
- VAT: VAT is not applicable to the annual rent.



## LOCAL AUTHORITY

East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, Suffolk, NR33 0EQ  
Tel: 0333 016 2000



## DIRECTIONS

From our Beccles office travelling by car turn along Market Street, at the second set of traffic lights turn right into Newgate. At the end of the road bear left into Blyburgate. At the traffic lights turn right into Peddars Lane. At the next set of lights turn right into Hungate and after about 200m the property will be found on the right hand side.

If on foot very simply walk over the Market Place leaving the Kings Head on your left. Turn right into Hungate and the property will be found on the left hand side.



## VIEWING

Strictly by arrangement with the agents Commercial Office.



## CONTACT US

Durrants Commercial, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU  
Tel: 01379 851038

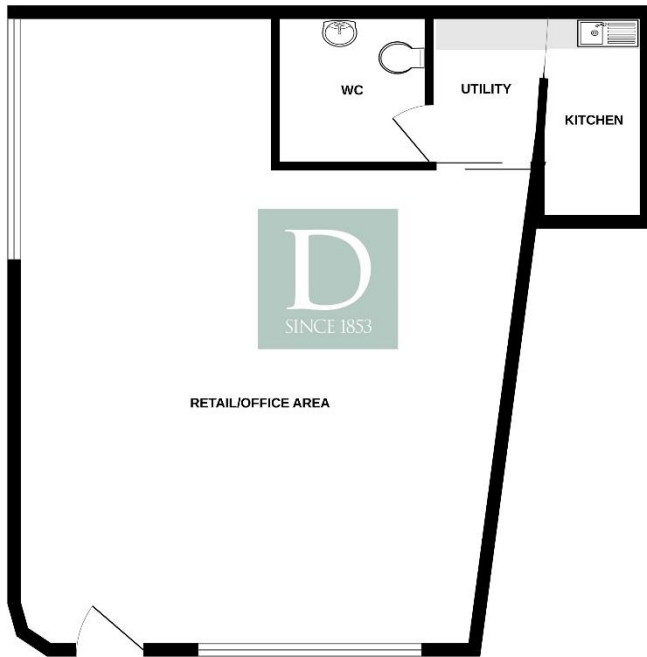
Email: [commercial@durrants.com](mailto:commercial@durrants.com)

[WWW.DURRANTS.COM](http://WWW.DURRANTS.COM)



**RICS**

## FLOOR PLAN



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 not 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. Made with Merge3D 2022

## LOCATION PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

**Durrants and their clients give notice that:**

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.