

To Let: Retail/Office Premises

# Durrants

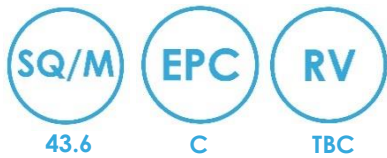
Commercial



**28a New Market** Beccles, Suffolk, NR34 9HD  
Guide Rent: £10,500 per annum



The property is currently in the process of being renovated ready for a new tenant



### 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 two storey premises extending in all to about 62.4 sqm offering good frontage onto New Market, which may be considered the premier shopping street in Beccles.

The property is currently being renovated prior to reletting, including redecoration of the exterior, and renovation and redecoration of the interior.

The ground floor shop/office area has an attractive bay fronted window facing onto New Market with 2 No. doors to the street, hardwood wood parquet flooring and exposed beamed ceiling. Downstairs a storage cupboard and WC. Upstairs comprises kitchenette and storage area together with separate office.



### ACCOMMODATION

	Net Internal Area	
	Sq. m	Sq. ft.
Ground floor Retail/Office Area	20.4	219.5
Separate WC/cupboard	2.8	30
Landing, kitchen store area, Upstairs office	20.4	219.5
<b>Total</b>	<b>43.6</b>	<b>469</b>



### SERVICES

Mains water, electricity and drainage connected.

(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: £10,500 per annum. Three yearly upwards only rent review.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Fully 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: Tenant to pay half of the landlords costs of preparation of the lease.
- 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 foot, travel along New Market in a southerly direction in the same direction as the one way traffic. New Market will bend to the right and the property will be found on the right hand side.



### VIEWING

Strictly by arrangement with the agents Commercial Office. Online viewing is available on request – please request the link.



### CONTACT US

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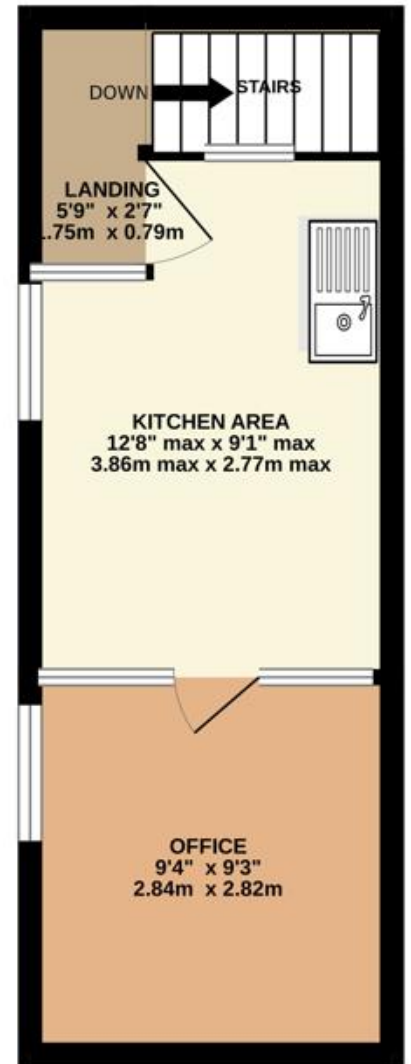
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# Floor plan

GROUND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.

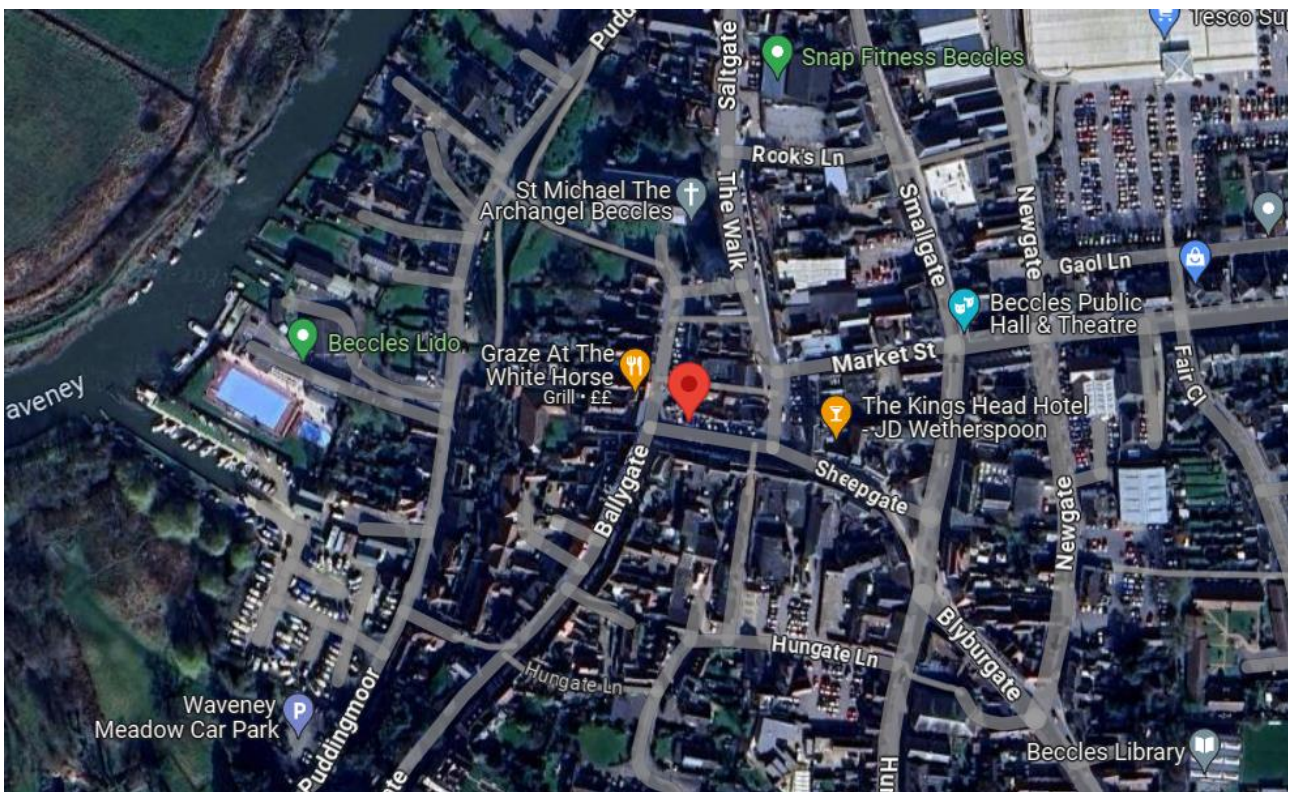
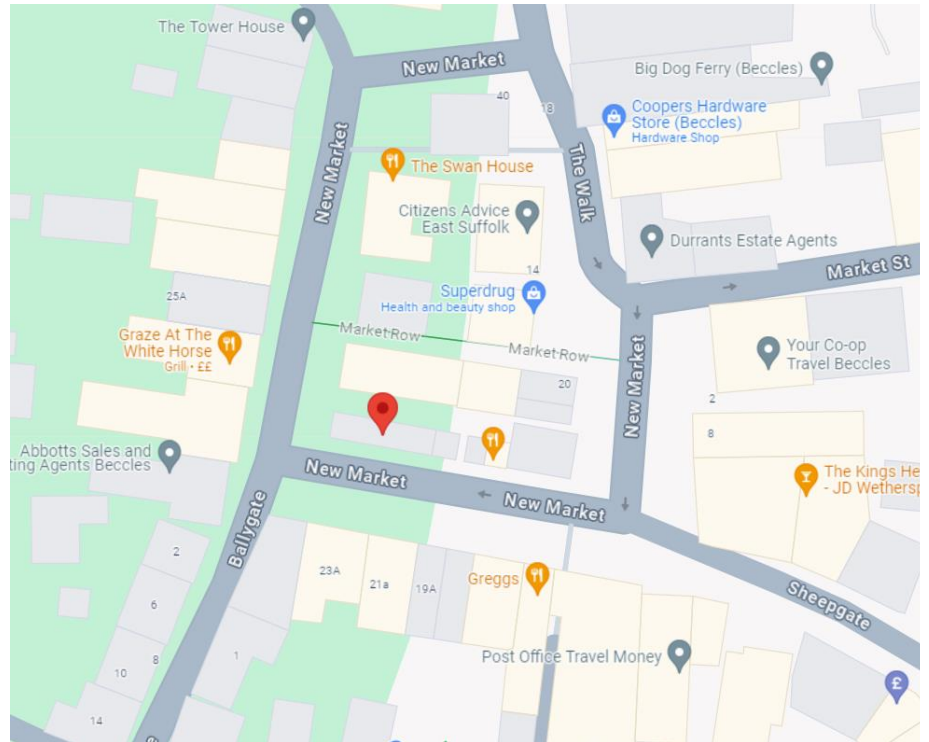
1ST FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.6 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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# Location Plan



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

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