

**PRIME TOWN CENTRE RETAIL UNIT****29-31 King Street**

Thetford, IP24 2AN

Town centre retail unit with first floor ancillary stores

2,739 sq ft
(254.46 sq m)

- Ground floor sales of 1,507 sq ft
- First floor stores & ancillary of 1,232 sq ft
- Prime town centre location
- Prominently positioned on King Street
- Surrounding occupiers include Lloyds, Savers, CEX and Specsavers

29-31 King Street, Thetford, IP24 2AN

Summary

| | |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Available Size | 2,739 sq ft |
| Rent | £30,000 per annum |
| Rates Payable | £5.06 per sq ft |
| Rateable Value | £27,750 |
| Service Charge | N/A |
| Car Parking | N/A |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs. The Tenant will be required to provide an undertaking for abortive legal costs. |
| Estate Charge | N/A |
| EPC Rating | C (64) |

Location

The property is prominently positioned on King Street in the heart of Thetford town centre. King Street is the towns primary retail area and nearby occupiers include Lloyds bank, Savers, Specsavers, CEX and Merkur Slots as well as a number of independent retailers.

Description

The property comprises a self-contained retail unit with prominent frontage to King Street. The ground floor provides an open plan sales area partially fitted for pharmacy uses and with air-conditioning throughout. The first floor provides storage/ancillary areas as well as kitchen and WCs. Rear loading is provided from Nickerson Yard.

Accommodation

The accommodation comprises the following areas:

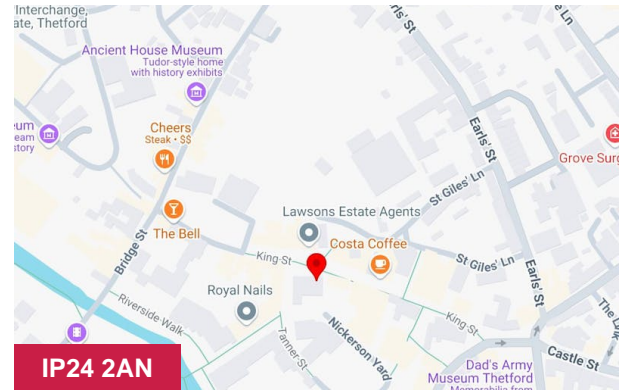
| Name | sq ft | sq m | Availability |
|-----------------|--------------|---------------|--------------|
| Ground - Sales | 1,507 | 140 | Available |
| 1st - Ancillary | 1,232 | 114.46 | Available |
| Total | 2,739 | 254.46 | |

Terms

Available on a new FR&I lease on terms to be agreed.

Viewings

With the sole agents Hazells, please call 01284 702626.



Viewing & Further Information



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